

2022-007074

Klamath County, Oregon

First Party's Name and Address:

Calvin Karsch
5175 SW Watson Ave
Beaverton, OR 97005



00301347202200070740030030

06/06/2022 12:32:04 PM

Fee: \$92.00

Second Party's Name and Address:

Krystal Karsch
21313 NE 68th Street
Vancouver, WA 98682

After recording, return to:

C. Thomas Davis, Attorney
12220 SW First Street
Beaverton, OR 97005

Until requested otherwise,

Send all tax statements to:

Calvin Karsch
5175 SW Watson Ave
Beaverton, OR 97005

AFFIANT'S DEED

THIS INDENTURE, by and between Calvin Karsch, the qualified and acting affiant of the Estate of Donald Karsch, deceased, hereinafter called the first party, and Krystal Karsch, hereinafter called the second party, WITNESSETH:

For value received and the consideration hereinafter stated, the first party has granted and conveyed pursuant to ORS Chapter 114.545, and by these presents does grant and convey unto the second party and second party's heirs, successors and assigns all the estate, right and interest of the estate of the deceased, whether acquired by operation of the law or otherwise, in that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

See attached Exhibit A Legal Description

TO HAVE AND TO HOLD the same unto the second party, and second party's heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer is \$-0- (none). It is in accordance with Klamath County Circuit Court Case No. 21PB01960 Affidavit of Claiming Successor of Small Estate of Testate Estate.

EXHIBIT A

A tract of land located in the SE¹/₄NE¹/₄ of Section 22, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and more particularly described as follows:

Beginning at the quarter corner common to Sections 22 and 23, said corner being a 1/2" iron pin, thence North 00°12'35" East along the section line between Sections 22 and 23, 603.0 feet to a 3/4" iron pin and the true point of beginning; thence South 89°25'01" West, 563.81 feet to a 3/4" iron pin; thence North 14°44' West, 722.0 feet to a 3/4" iron pin; thence North 89°25'45" East, 750.0 feet to a 3/4" iron pin; thence South 00°12'35" West along the section line between Sections 22 and 23, 700.0 feet to the true point of beginning, said parcel containing 10.56 acres, more or less.

TOGETHER WITH an easement for ingress and egress.

SUBJECT TO: Reservations, restrictions, easements and rights of way of record and those apparent on the land, if any.