

2022-007297

Klamath County, Oregon



00301598202200072970020026

06/10/2022 01:10:15 PM

Fee: \$87.00

Grantor's Name and address:  
Jerry Manning, Claiming Successor  
31922 Zavala Ln,  
Bigfork, MT 59911

Grantee's Name and address:  
Jerry Manning  
Patricia Sue Watson  
31922 Zavala Ln,  
Bigfork, MT 59911

After recording return to:  
Jerry Manning  
Patricia Sue Watson  
31922 Zavala Ln,  
Bigfork, MT 59911

Until a change is requested all  
tax statements shall be sent to  
the following address:  
Jerry Manning, Claiming Successor  
31922 Zavala Ln,  
Bigfork, MT 59911

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**AFFIANT'S DEED**

THIS INDENTURE made this 4 day of April, 2022, by and between Jerry Manning, CLAIMING SUCCESSOR, the affiant named in the duly filed affidavit concerning the small estate of Louis Palma Manning (Klamath Circuit Court case 21PB02081), deceased, hereinafter called the first party, and Jerry Manning and Patricia Sue Watson, as Tenants in the Entirety, hereinafter called the second party;

**WITNESSETH:**

For value received and the consideration hereinafter stated the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the second party and the 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:

River's Bend, Lot 38, in Klamath County, Oregon.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.305. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.305.

Stephen Hellund  
Returned at Counter

To Have and to Hold the same unto the second party and the second party's heirs, successors in interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0-.

\*However, the actual consideration consists of or includes other property or value given or promised which is the whole/part of the consideration.

In construing this deed and where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 4 day of April, 2022; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

By: Jerry Manning  
Jerry Manning, Claiming Successor

STATE OF MONTANA     )  
  ) ss  
County of Flathead     )

On April 4<sup>th</sup>, 2022, before me, Ryan Petersen Notary Public, personally appeared Jerry Manning personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

Before me:

Ryan Petersen

Notary Public for Montana

My Commission Expires: 04/29/2025

