

2022-009039

Klamath County, Oregon



00303627202200090390020021

This §

07/25/2022 08:09:32 AM

Fee: \$87.00

After recording return to:  
Kincaid Law LLC  
409 Pine Street  
Klamath Falls, OR 97601

Until a change is requested all tax  
statements shall be sent to the following  
address:  
Chase Kohler  
10321 NE 116th Pl  
Vancouver, WA 98662-3540

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**AFFIANT'S DEED**

Chase Kohler, Affiant of the Estate of Robert Kimberly Russell, Grantor, conveys to

Chase Kohler, Grantee, the following described real property in the County of Klamath and State  
of Oregon:

**Lot 22, Block 12, Stewart Addition, Klamath County, Oregon**

The true and actual consideration for this conveyance is the satisfaction of Grantee's rights in the  
Estate of Robert Kimberly Russell

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON  
TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF  
ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11,  
CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855,  
OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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 THAT THE  
UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR  
PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES  
OF THE LOT OR PARCEL, 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  
195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424,  
OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009,  
AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 22 day of July, 2022.

s/ Chase Kohler

Chase Kohler

Affiant of the Estate of Robert Kimberly Russell

State of Oregon }

} ss

County of Klamath }

On this 22 day of July, 2022, before me, Micaiah E.L. Caldwell  
a Notary Public in and for said state, personally appeared Chase Kohler  
known or identified to me to be the person(s) whose name(s) is/are subscribed to the within  
Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and  
year in this certificate first above written.

s/ Micaiah E.L. Caldwell

Notary Public for the State of Oregon

Commission Expires: 3-16-2024

