

BA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

AmeriTitle

MTC

2022-011808

Klamath County, Oregon

09/30/2022 03:05:01 PM

Fee: \$87.00

Estate of Lee Noble Wilcox

90330 Kista Creek Rd.

Astoria OR 97103

Grantor's Name and Address

Steve Noble Wilcox and Sara Jennifer Pearce

90330 Kista Creek Rd.

Astoria OR 97103

Grantee's Name and Address

After recording, return to (Name and Address):

Steve Noble Wilcox

90330 Kista Creek Rd.

Astoria OR 97103

Until requested otherwise, send all tax statements to (Name and Address):

No change

SPACE RESERVED
FOR
RECORDER'S USE

AFFIANT'S DEED

THIS INDENTURE dated September 26, 2022, by and between
Steve Noble Wilcoxthe affiant named in the duly filed affidavit concerning the small estate of Lee Noble Wilcox,
deceased, hereinafter called grantor,
and Steve Noble Wilcox and Sara Jennifer Pearce,
hereinafter called grantee; WITNESSETH:For value received and the consideration hereinafter stated, grantor has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto grantee and grantee'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 Klamath County, State of Oregon, described as follows (legal description of property):

The North 1/2 of Lot 15 in Henley, according to the official plat thereof on file in the office of the County Clerk, Klamath County Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee, and grantee'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 ☐ part of the ☒ the whole (indicate which) consideration. (The sentence between the symbols "or", if not applicable, should be deleted. See ORS 93.030.)

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

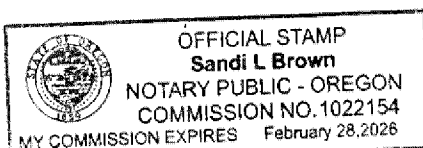
IN WITNESS WHEREOF, grantor has executed this instrument; any signature on behalf of a business or other entity is made with the authority of that entity.

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 8 AND 17, CHAPTER 655, 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 8 AND 17, CHAPTER 655, OREGON LAWS 2009; AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Steve Noble Wilcox, Affiant

Steve Noble Wilcox, Individually

Sara Jennifer Pearce, individually XHMDX

STATE OF OREGON, County of COOSThis instrument was acknowledged before me on 9/29/2022 ss. by Steve Noble Wilcox, individually and Sara Jennifer Pearce, IndividuallyThis instrument was acknowledged before me on 9/29/2022 ss. by Steve Noble Wilcoxas affiant of the Estate of Lee Noble Wilcox

Notary Public for Oregon

My commission expires 2-28-2026

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Astoria OR 97103

Grantor's Name and Address

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90330 Kista Creek Rd.

Astoria OR 97103

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

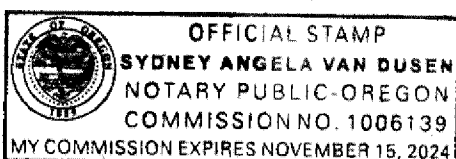
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195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2
TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Steve Noble Wilcox Affiant
Steve Noble Wilcox, Affiant
Steve Noble Wilcox
Steve Noble Wilcox, Individually

Sara Jennifer Pearce, individually XXXXXXSTATE OF OREGON, County of CLATSOPThis instrument was acknowledged before me on 9/29/2022
by Steve Noble Wilcox, individually and Sara Jennifer Pearce, individually

This instrument was acknowledged before me on _____
by Steve Noble Wilcox
as affiant
of the Estate of Lee Noble Wilcox



Sydney Angela Van Dusen
Notary Public for Oregon
My commission expires 11/15/2024