

2022-013242

Klamath County, Oregon



00308533202200132420020027

11/10/2022 02:43:25 PM

Fee: \$87.00

Deborah Johns, Affiant,  
Estate of Ruby Leighton Johns, Grantor

Deborah Johns and Vaneda True, Grantees

After recording return to:  
Deborah Johns  
PO Box 87  
Merrill, Oregon 97633

Until a change is requested, all tax statements must be sent to the following address:  
Deborah Johns  
PO Box 87  
Merrill, Oregon 97633

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### DEED OF AFFIANT

**Deborah Johns, the duly appointed, qualified, and acting affiant of the estate of Ruby Johns, deceased, Klamath County Probate Case No. 22PB05788,** grantor, hereby conveys to Deborah Johns and Vaneda True, grantees, any interest of Ruby Johns in that real property situated in Klamath County, Oregon described as follows:

Northwest Quarter of the Northeast Quarter (NW1/4 of NE1/4), Section five (5), Township forty one (41) S. R. 11, E. W. M.

This property is free from encumbrances except for those of record.

The true and actual consideration paid for this transfer is a sum other than money (estate distribution).

ORS 93.040: BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 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

Whitney Smith  
Returned at Counter

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 SECTION 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.

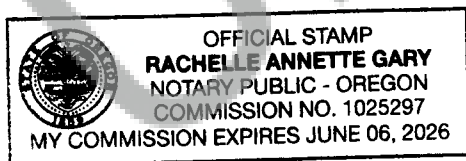
DATED this 9<sup>th</sup> day of November, 2022

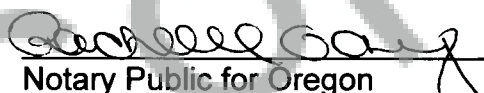
ESTATE OF RUBY JOHNS

  
DEBORAH JOHNS, AFFIANT, GRANTOR

STATE OF OREGON           )  
  ) ss.  
County of Klamath        )

This instrument was acknowledged before me on the 9<sup>th</sup> day of November, 2022 by Deborah Johns, Affiant.



  
Notary Public for Oregon  
My Commission Expires: 6/6/2026