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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRO

2022-014652

Klamath County, Oregon



00310193202200146520010016

12/29/2022 03:46:55 PM

Fee: \$82.00

SPACE RESERVED
FOR
RECORDER'S USE

Returned at Counter

Janet R. Billings
10009 Ben Kerns Road
Klamath Falls OR 97601
Grantor's Name and Address
Janet R. Billings
P.O. Box 447
Keno OR 97627
Grantee's Name and Address
After recording, return to (Name and Address):
Janet R. Billings
P.O. Box 447
Keno OR 97627
Until requested otherwise, send all tax statements to (Name and Address):
Janet R. Billings
P.O. Box 447
Keno OR 97627

AFFIANT'S DEED

THIS INDENTURE dated 29th day of December 2022 by and between Janet R. Billings the affiant named in the duly filed affidavit concerning the small estate of Roy W Billings deceased, hereinafter called grantor, and Janet R. Billings 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):

Lot 23 in Block 19 of SECOND ADDITION TO KLAMATH RIVER ACRES

(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 " ", 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 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.

Janet R. Billings

Affiant

STATE OF OREGON, County of Klamath
This instrument was acknowledged before me on December 29th, 2022 by Janet R. Billings
This instrument was acknowledged before me on
by
as
of



OFFICIAL STAMP
CYNTHIA LIZET VILLASEÑOR
NOTARY PUBLIC - OREGON
COMMISSION NO. 1020834

MY COMMISSION EXPIRES JANUARY 17, 2026

PUBLISHER'S NOTE: If using this form to convey real property subject to ORS 92.027, include the required reference.

Cynthia L. Villaseñor
Notary Public for Oregon
My commission expires 1/17/26