

2023-000293

Klamath County, Oregon

01/13/2023 01:08:01 PM

Fee: \$82.00

After recording, please send to:

Kathryn Browne
618 Doty Street
Klamath Falls, OR 97601

* Please also send tax statements to above address.

SITUS: 618 Doty Street, Klamath Falls, OR 97601

AFFIANT'S DEED

Kathryn Browne and Shawna Faircloth, Claiming Successors of the Small Estate of Veragail Faircloth, deceased, Klamath County Circuit Court Case No. 21PB09782, Grantors, hereby grant, bargain, sell, and convey to Kathryn Browne and Shawna Faircloth, Grantees the real property and improvements located in Klamath County, Oregon that is legally described as follows:

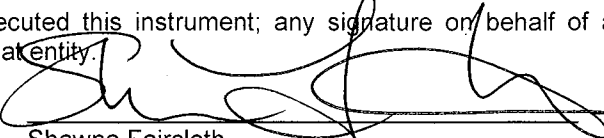
Lots 2 and 3 in Block 8 of FIRST ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

To Have and to Hold the same unto grantee, and grantee's heirs, successors-in-interest and assigns forever. The true actual consideration paid for this transfer, stated in terms of dollars, is **\$0.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

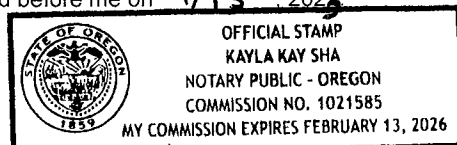
IN WITNESS WHEREOF, grantors have executed this instrument; any signature on behalf of a business or other entity is made with the authority of that entity.


Kathryn Browne, Grantor


Shawna Faircloth

State of OR
County of Klamath

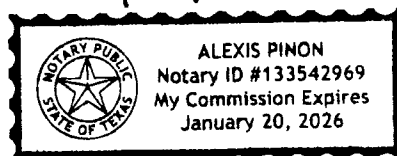
The above-mentioned person, **Kathryn Browne**, appeared before me and acknowledged that she executed the above instrument. Affirmed before me on 1/13/2023





Notary Public for Oregon
My Commission Expires 2/13/26

State of TX
County of Mitchell

The above-mentioned person, **Shawna Faircloth**, appeared before me and acknowledged that she executed the above instrument. Affirmed before me on 12/23/2022




Notary Public for Texas
My Commission Expires Jan. 20, 2026