

2023-001985

Klamath County, Oregon

AFTER RECORDING, RETURN TO:
Don G. Johnson, Attorney at Law
1193 Liberty Street SE
Salem, OR 97302



00312778202300019850020020

03/23/2023 10:49:17 AM

Fee: \$87.00

SEND TAX STATEMENTS TO:
Trina Oldham
712 E. Ellendale Avenue
Dallas, OR 97338

AFFIANT'S DEED

I, **Trina Oldham**, as Affiant of the **Small Estate of Earnest Benjamin McKinley**, Polk County Case No. 23PB00764 ("Grantor"), convey and transfer to **Trina Oldham**, as Beneficiary of the afore-mentioned Estate ("Grantee"), the following described real property (the "Property"), except as specifically set forth herein:

Real Property, located at Klamath County, Block 5, Lot 13, described more particularly as follows:

LOTS 13 AND 14 BLOCK 5 TRACT NO. 1023, KLAMATH COUNTRY, SITUATED IN SEC. 13, 23, 24, 25 AND 26; T35 S R9E W.M. KLAMATH COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.

The true consideration for this conveyance is: Zero Dollars (\$0.00); Inheritance.

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

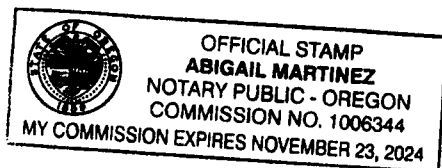
PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 6 day of March, 2023.

Trina Oldham
Trina Oldham, Affiant

STATE OF OREGON)
) ss.
County of MARION)

The foregoing instrument was acknowledged before me on this 6th day of **March, 2023**, by **Trina Oldham**, who acknowledged such instrument to be her free and voluntary act and deed, and on oath stated that she was duly authorized to execute such instrument.



[Signature]
Notary Public for the State of Oregon