

2023-002919

Klamath County, Oregon

04/19/2023 12:38:01 PM

Fee: \$87.00

Until a change is requested,
all tax statements shall be sent to:

The 2005 Adams Family Trust,
J Bradley Oakes, Trustee
1683 Novato Blvd., Suite 7A
Novato, California 94947

Grantor Information:

Floyd Adams, as Affiant of
the Small Estate of
Sharon L. Adams
23416 25th Street
Spiro, OK 74959

Grantee Information:

The 2005 Adams Family Trust,
J Bradley Oakes, Trustee
1683 Novato Blvd., Suite 7A
Novato, California 94947

After recording return to:

Tyler Smith and Associates
181 N Grant St, Suite 212
Canby, OR 97013

AFFIANT'S DEED

Floyd Adams, as the Affiant of the Small Estate of Sharon L. Adams, deceased, Klamath County, Oregon, probate number 22PB06485, **Grantor**, conveys to The 2005 Adams Family Trust, J Bradley Oakes, Trustee, devisee under the Will of the deceased, **Grantee**, all the estate, right and interest of the above named Grantor and of the above named decedent at the time of the decedent's death, and all the right, title and interest that the above named estate of the decedent by operation of law or otherwise may have acquired afterwards, in the following described property in the County of Klamath, State of Oregon:

Lot(s) 19, Block 125, Klamath Fall Forest Estates Highway 66 Unit, Plat. No. 4 as recorded in Klamath County, Oregon

and also subject to all conditions, restrictions, reservations, easements, exceptions, rights and/or rights of way affecting said property, (including those set forth in the Declaration of Restrictions recorded on the 21st day of July 1965 as Document No. 99078, Vol. M 65, Pages 165, Office of the Klamath County Oregon Reorder all of which are incorporated herein by reference to said Declaration with the same effect as though fully set forth herein.)

Subject To: Encumbrances of record.

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

The true consideration paid for this conveyance, is disbursement of the estate assets to the devisee.

This transfer is made as an estate distribution. The property commonly known as a piece of Vacant Land with the Map/Tax Lot: 3811-001B0/05900 in the County of Klamath, in the State of Oregon.

Pursuant to ORS 93.040(1) please be advised that:

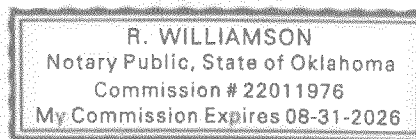
"BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 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."

Dated this 10th day of April 2023


The Estate of Sharon L. Adams


Floyd Adams, Claiming Successor, Grantor

STATE OF OKLAHOMA)
) ss.
County of DeFlore)



The foregoing instrument was acknowledged before me this 10th day of April, 2023, by Floyd Adams, Claiming Successor of Small Estate for the Estate of Sharon L. Adams, probate number 22PB06485.


Notary Public for Oklahoma
My commission expires: 8/31/2026