

2023-004002

Klamath County, Oregon



00315136202300040020010014

AFFIANT'S DEED

Benjamin Killmeyer, Claiming Successor
735 W. 24th
Eugene, OR 97404
Grantor

05/25/2023 12:35:58 PM

Fee: \$82.00

Benjamin Killmeyer, Claiming Successor
735 W. 24th
Eugene, OR 97404
Grantee

After recording return and Send Tax Statements to:
Grantee

THIS INDENTURE made this 25th day of May, 2023, by and between BENJAMIN KILLMEYER, the affiant named in the duly filed affidavit concerning the small estate of HUGH VINCENT KILLMEYER, deceased, hereinafter called the first party, and BENJAMIN KILLMEYER hereinafter called the second party; WITNESSETH:

For value received and the consideration hereinafter stated, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the second party and second party's heirs, successors and assigns all the estate, right and interest of the estate of the deceased, whether acquired by operation of law or otherwise, in that certain real property situated in Klamath County, Oregon, described as follows:

A Fee Title Interest in real property located at 2378 California Avenue, Klamath Falls, OR, and legally described as:

Lot 1 in Block 41 of BUENA VISTA 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 the second party and second party's heirs, successor and assigns forever.

The true consideration for this conveyance is other than money, Property Assessed at \$100,230.00 at the time of death.

Dated this 25th day of May, 2023.

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.


Benjamin Killmeyer, Claiming Successor

STATE OF OREGON)
County of Klamath) ss.

Subscribed and sworn to (or affirmed) before me on May 25th, 2023 by Benjamin Killmeyer, Claiming Successor, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

SEAL




Notary Public for Oregon
My Commission Expires: 2-6-2027