

2023-004210

Klamath County, Oregon



00315382202300042100030038

06/02/2023 10:17:55 AM

Fee: \$92.00

After recording, return to:

Terri Milner
5416 Fair Ave #2305
North Hollywood, CA
91601

Until a change is requested,

send tax documents to:

Terri Milner
5416 Fair Ave #2305
North Hollywood, CA
91601

AFFIANT'S DEED

This indenture, made this 30th day of May 2023, by and between Terri Milner, the affiant named in the duly filed affidavit concerning the Small Estate of Alise B. Walker, deceased, Klamath County Court Case

No. 21PB03423, hereinafter called grantor, and
Terri Lynn Milner a single women
5416 Fair Ave #2305
North Hollywood, CA
91601

hereinafter called grantee; WITNESSETH: for value received and the consideration hereinafter stated, the grantor does by these presents grant, bargain, sell, and convey unto the grantee, his heirs, successors and assigns, all the estate, right, and the interest of the estate of the deceased, whether acquired by operation of law or otherwise, in and to the certain real property located in the County of Klamath, State of Oregon, described as follows:

The W 1/2 of Lot 4, MILLER PARK, a re-subdivision of Lots 36, 37, 38, 39, 40, 41 and the vacated alley in Block F of HOMECREST, in the County of Klamath, State of Oregon.
Code 41 Map 3909-3AB Tax Lot 3300

Commonly known as: 3629 Alva Ave, Klamath Falls OR, 97603

Parcel ID: 524123

The true and actual consideration for this conveyance is \$0

Zero dollars total consideration relates to distribution out of a small estate.

TO HAVE AND TO HOLD the same unto the grantee, his heirs, successors, and assigns, forever.

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.

In Witness Whereof, the grantor has signed and sealed these presents on the date first above written.

ESTATE OF Alise B. Walker

By: Terri Milner
Terri Milner
Affiant

*Construe all terms with the appropriate gender and quantity
required by the sense of this instrument.*

STATE OF California
COUNTY OF Los Angeles

This record was acknowledged before me on the 30th of May, 2023
By Terri Milner

[Signature]
Signature

Robert Limas, Notary Public
Print Name

Notary Public
Title

My commission expires 10/3/2026

