## 2023-009397

Klamath County, Oregon

10/31/2023 03:33:01 PM

Fee: \$152.00

#### 470323007324-VB RECORDING COVER SHEET This cover sheet was prepared

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

THIS SPACE RESERVED FOR USE BY THE COUNTY RECORDING OFFICE

#### **AFTER RECORDING RETURN TO:**

Ticor Title 3103 Signature Ct. Ste 103 Medford, OR 97504

- 1. TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a) Small Estate Affidavit
- 2. DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160
- 3. INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160

| 4. | TRUE AND ACTUAL CONSIDERATION                        | 5.         | SEND TAX STATEMEN       | тѕ то:                    |
|----|--|------------|-------------------------|---------------------------|
|    | ORS 93.030(5) - Amount in dollars or other           |            | No Change               |                           |
|    | \$0.00   |            |                         |                           |
| 6. | SATISFACTION of ORDER or WARRANT<br>ORS 204.125(1)(e |            | The amount of the mor   | netary obligation imposed |
|    | CHECK ONE:   Full                                    | ,          |                         | (1)(0)                    |
|    | (If applicable)                                      |            | \$ 0.00                 |                           |
| 8. |  | , complete | the following statement | t, in accordance with ORS |
|    | 205.244: "RERECORDED AT THE REC                      | UEST OF    | Amertitle               | ТО                        |
|    | CORRECT being recorded in                            | the co     | rrect county            | PREVIOUSLY                |
|    | RECORDED IN BOOK                                     |            | AND PAGE                | OR AS                     |
|    | FEE NUMBER   | n .        |                         |                           |

### 3/21/2023 4:42 PM 23PB02671

## IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF LANE In the Matter of: Case No: **SMALL ESTATE** Dale Floyd Reynolds **AFFIDAVIT** Decedent Amended (print legal name of the deceased) Filing Fee at ORS 21.145(4) NOTICE OF DUTY TO PAY DEBT OR TURN OVER PROPERTY To any person who receives a copy of this affidavit: Under ORS 114.5351, if you owe a debt to the decedent or have personal property of the decedent, you must pay the debt or turn over the property to the affiant. If you refuse, the affiant may ask the court to compel you to pay the debt or turn over the property and you could be responsible for the affiant's attorney fees. I swear that the following statements are true to the best of my knowledge. I understand that this affidavit has legal consequences and that I can talk to a lawyer. The legal fees can be paid by Decedent's estate if listed in this affidavit. I understand that I may have to personally pay for mistakes, omissions, or failure to perform a duty or obligation. THIS AFFIDAVIT IS BEING FILED BY A CREDITOR OF THE ESTATE BECAUSE DECEDENT DIED INTESTATE AND WITHOUT HEIRS. WRITTEN AUTHORIZATION FOR THIS FILING FROM THE STATE TREASURER IS ATTACHED. ☐ Thirty (30) or more days have passed since Decedent died No probate or small estate exists. No personal representative for the decedent's estate has been appointed in Oregon, no petition is pending for appointment of a personal representative of the estate in Oregon, and no other small estate affidavit has been filed in Oregon. This Affidavit is filed in this court because: Decedent died in this county $\overline{\mathcal{M}}$ At death, Decedent lived in or owned property in this county Decedent's estate currently owns property located in this county

Small Estate Affidavit Page 1 of 10 OJD OFFICIAL

(Feb 2022)

<sup>1</sup> https://www.oregonlegislature.gov/bills laws/ors/ors114.html

| AFFLANT'S INFORMATION  | (person completing this Affidavit)  |  |
|--|---|--|
| Name:  | Kelyana L. F. Mohlow  |  |
| Mailing Address:   | 1641 Pine Grove Rd  |  |
|  | Rogue River OR 97537  |  |
|  |   |  |
| Phone:   | 541-778-1449  | •                                      |
| ☑ I am an heir of De<br>☐ I am a devisee (en<br>☐ I am named as pe | ecedent and Decedent left no will<br>titled to receive something) in Deced<br>rsonal representative in Decedent's w   | ent's will<br>vill                     |
|  |   | aid the full amount owed               |
| and (check   | one):   |  |
| authorizat  Authorizat   | tion from the State Treasurer allowin<br>tion from the State Treasurer is not re  | g me to file this affidavit. <i>or</i> |
| ➤ I am 18 years old  | or older  | _                                      |
| I am not incapaci  | itated or financially incapable (I am a   |  |
|  |   | ractice of law: I did not region       |
|  |   |  |
|  |   |  |
|  |   | itioner in a business                  |
|  |   |  |
| DECEDENT'S INFORMATION   | <u>NC</u>   |  |
| 3. A certified copy of Dec   | edent's <b>death certificate</b> is filed wi  | ith this affidavit (required)          |
| Name:  | Dale Floyd Reynolds   |  |
|  |   |  |
|  | Springfield OR 97477  |  |
| Mailing Address:   | Name: Kelyana L. F. Mohlow  1641 Pine Grove Rd Rogue River OR 97537  Phone: 541-778-1449  re authority to file this affidavit because (check all that apply): |  |
| Mailing Address:    1641 Pine Grove Rd   Rogue River OR 97537      |   |  |
| Social Security # (last 4 de                                       | igits): 3481  |  |
| Date of D  | eath: Feb. 17, 2023   | Age at Death: 59                       |
| Address for Place of D   | eath: _3333 Riverbend Rd Spring   | field OR 97477                         |

Small Estate Affidavit Page 2 of 10

OJD OFFICIAL

(Feb 2022)

| **************************************   |   |  |  |  |  |  |
|--|---|--|--|--|--|--|
|  |   |  |  |  |  |  |
|  | *************************************** |  |  |  |  |  |
| ASSETS   |   |  |  |  |  |  |
| 4. The valuation date for the decedent's estate is:  |   |  |  |  |  |  |
|  | ifter Decedent's death)                 |  |  |  |  |  |
| Within 45 days before filing this Affidavit (if Affidavit is filed i   | more than one year                      |  |  |  |  |  |
| after the date of death)   | •                                       |  |  |  |  |  |
| = [7] As far as I know the following assets are in the decedent's estate as  | nd subject to                           |  |  |  |  |  |
|  |   |  |  |  |  |  |
|  | · - · · · · · · · · · · · · · · · · · · |  |  |  |  |  |
| List street address. You MUST include or attach a legal description.   |   |  |  |  |  |  |
| None   |   |  |  |  |  |  |
| 4617 Douglas Ave. Klamath Falls OR 97601   | \$170,970                               |  |  |  |  |  |
| See attached AmeriTitle Statutory Warranty Deed  |   |  |  |  |  |  |
|  |   |  |  |  |  |  |
|  | \$170,970                               |  |  |  |  |  |
| ☐ Additional page attached titled "Section 5 - Real Property"  |   |  |  |  |  |  |
| Description of the second of t | D-1- M1-1                               |  |  |  |  |  |
|  |   |  |  |  |  |  |
|  | value                                   |  |  |  |  |  |
|  | \$2,500                                 |  |  |  |  |  |
|  | <del></del>                             |  |  |  |  |  |
|  | <del></del>                             |  |  |  |  |  |
| US Bank Checking and Savings account: 4765   | \$300                                   |  |  |  |  |  |
|  | \$34                                    |  |  |  |  |  |
| Total value of all personal property   | <b>\$\$</b> 7,841                       |  |  |  |  |  |
| ☐ Additional page attached titled "Section 5 - Personal Property"  |   |  |  |  |  |  |
| 6 Decedent's safe demosit how (check all that apply)   |   |  |  |  |  |  |
|  |   |  |  |  |  |  |
|  | others and did not own                  |  |  |  |  |  |
|  |   |  |  |  |  |  |
|  | one of the others is still              |  |  |  |  |  |
| alive and Decedent did not own any contents in the box   |   |  |  |  |  |  |
| or   |   |  |  |  |  |  |
|  |   |  |  |  |  |  |
| Decedent's date of death (if Affidavit is filed one year or less after Decedent's death)   Within 45 days before filing this Affidavit (if Affidavit is filed more than one year after the date of death)   As far as I know, the following assets are in the decedent's estate and subject to administration in Oregon. My authority as affiant applies only to the assets listed here.   Real Property Maximum total value \$200,000 (see Instructions)   Fair Market ist street address. You MUST include or attach a legal description.   Value     None   |   |  |  |  |  |  |
| The valuation date for the decedent's estate is:   Decedent's date of death (if Affidavit is filed one year or less after Decedent's death)   Within 45 days before filing this Affidavit (if Affidavit is filed more than one year after the date of death)   Was far as I know, the following assets are in the decedent's estate and subject to administration in Oregon. My authority as affiant applies only to the assets listed here.   Real Property Maximum total value \$200,000 (see Instructions)   Fair Market ist street address. You MUST include or attach a legal description.   Value     None   |   |  |  |  |  |  |
| Total value of all real property   \$170,970   |   |  |  |  |  |  |
|  | ion that has the ham /                  |  |  |  |  |  |
|  | IOH THAT HAS THE DOX (See               |  |  |  |  |  |
| $\Box$ I have listed all assets in the box that have value, if any, o  | n this Affidavit (accote                |  |  |  |  |  |
| have uslue if they can be sold)  | n mis rundavit (USSCIS                  |  |  |  |  |  |
|  |   |  |  |  |  |  |
| The safe deposit box assets $\square$ have no value $or$ $\square$ have value as   | listed in Section 5                     |  |  |  |  |  |
|  |   |  |  |  |  |  |

did rent a safe deposit box, either alone or with others who have all died, I will: > Get an inventory of the box from the bank or credit union that has the box (see ORS 114.537(2)) > Add the value of the assets in the box, if any, to the total value of personal property listed in section 5 of this Affidavit (assets have value if they could be sold) > If Decedent's total items of personal property are still \$75,000 or less, the bank can give me the contents of the box. If any items in the box have value, I will file an amended Small Estate Affidavit (see ORS 114.515(6)). > If Decedent's total assets are more than \$75,000 after I add the value of the items in the box, then the bank will keep the contents in the box. I will file a notice with the court that the estate is no longer a small estate. I will deliver or mail a copy of that notice to the bank that has the box. **DISTRIBUTION OF ASSETS** 7. Decedent: did not leave a will (intestate) to the best of my knowledge did leave a will (testate) and the original will (not a copy) accompanies this Affidavit and the will has an affidavit of attesting witness or affidavit regarding a genuine signature (If this is not true, you may not be able to file a Small Estate Affidavit, see the Instructions or talk to a lawyer.) Decedent's will has been submitted for probate in another state. A certified copy of the will accompanies this Affidavit. 8. Heirs Relationship to Name of heir Last known address decedent There are no heirs (see ORS 112.015 - 112.115) Don Kristopher Adam Reynolds 372 Wilson Rd Central Point OR 97502 son Kelyana Lavette Fae Mohlow 728 Hazel St Apt 4 Central Point OR 97502 daughter David Maxamillian Lee Reynolds 6260 Naupaka St. Honolulu HI 96818 son son Joseph Benjamin Eric Reynolds 21 Betty Jo Way Talent OR 97540

☑ I have no information about a safe deposit box. If I later discover that the decedent

Additional page attached titled "Section 8 - Heirs"

| 9. Devisees   |  |  |  |
|---|--|--|--|
| Name of devisee   | Last-known address   |  |  |
| Name of devisee  Last-known address  ☐ There are no living devisees or Decedent did not leave a will  ☐ Additional page attached titled "Section 9 – Devisees"  10. Asset Distribution  The following people are entitled to receive the following property from Decedent's estate:  Name of heir (no will),  devisee (will)  (Note any conditions or survivorship provisions here. See Instructions.)  Heir: Don K. A. Reynolds  25% of estate  Heir: Kelyana L. F. Mohlow  25% of estate  Heir: David M. L. Reynolds  25% of estate |  |  |  |
| Name of devisee   Last-known address   There are no living devisees or Decedent did not leave a will  |  |  |  |
|   |  |  |  |
|   |  |  |  |
|   |  |  |  |
|   |  |  |  |
| Additional page att   | ached titled "Section 9 - Devisees"                                      |  |  |
| 10. Asset Distribution  |  |  |  |
|   | re entitled to receive the following property from Decedent's estate:    |  |  |
| Name of heir (no will),   | Assets to be received  |  |  |
| devisee (will)  | (Note any conditions or survivorship provisions here. See Instructions.) |  |  |
| Heir: Don K. A. Reynolds  | 25% of estate  |  |  |
| Heir: Kelyana L. F. Mohlow  | 25% of estate  |  |  |
| Heir: David M. L. Reynolds  | 25% of estate  |  |  |
| Heir: Joseph B. E. Reynolds   | 25% of estate  |  |  |
|   |  |  |  |
|   |  |  |  |
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|   |  |  |  |
|   |  |  |  |
|   |  |  |  |
|   |  |  |  |
|   |  |  |  |
| Additional page att   | rached titled "Section 10 – Asset Distribution"                          |  |  |
| 11. Missing heirs or devi   | isees  |  |  |
|   |  |  |  |
|   |  |  |  |
|   |  |  |  |
| nens are missing  | without a known address.   |  |  |
|   |  |  |  |
|   |  |  |  |
| Ad  | Iditional page attached titled "Section 11 – Missing Heirs or Devisees"  |  |  |

Small Estate Affidavit Page 5 of 10

OJD OFFICIAL

(Fcb 2022)

## **CLAIMS AGAINST ESTATE**

|  | efforts to determine <b>creditors</b> of Dece<br>ermine all creditors of Decedent until   |   |  |  |  |  |  |  |  |
|--|---|---|--|--|--|--|--|--|--|
|  | Creditors should mail claims against the estate to me at (address):   |   |  |  |  |  |  |  |  |
|  |   |   |  |  |  |  |  |  |  |
| *Note: Only use<br>you provide you                           | er":<br>email and fax if you will regularly che<br>r email address or fax number, the co<br>nunication sent to you that way.              | eck for communications. If<br>urt will assume you |  |  |  |  |  |  |  |
| owed to someone who paid clair                               | l claims<br>s against the estate remain unpaid (in<br>ns or expenses). I do not dispute these<br>led in ORS 114.545. (See Instructions fo | expenses or claims. I will                        |  |  |  |  |  |  |  |
| Name and Last Known<br>Address of Creditor                   | Description of Undisputed<br>Expense or Claim   | Amount<br>(known or estimated)                    |  |  |  |  |  |  |  |
| Pennymac<br>PO Box 514387<br>Los Angeles Ca 90051            | Morgage for 4617 Douglas Ave.<br>Klamath Falls OR 97601   | \$41,502  |  |  |  |  |  |  |  |
| Duane Seal<br>4617 Douglas Ave<br>Klamath Falls OR 97601     | Personal loans between decedent for sporting tickets  | \$4,500   |  |  |  |  |  |  |  |
| Springfield Utility Board<br>PO Box 300 Springfield OR 97477 | Utilities- Electric   | \$84.81   |  |  |  |  |  |  |  |
| Comcast<br>PO Box 60533<br>City of Industry CA 91716         | Utilities - Cable, Internet, Mobile Phone   | \$286.84  |  |  |  |  |  |  |  |
| 14. Disputed claims  ☑ There are no disputed cl              | ed titled "Section 13 – Undisputed Claims"<br>aims<br>against the estate. I believe these claim   |   |  |  |  |  |  |  |  |
| Name and Last Known<br>Address of Creditor                   | Description of Disputed Claim   | Amount (known or estimated)                       |  |  |  |  |  |  |  |
|  |   |   |  |  |  |  |  |  |  |
| Additional page attache                                      | ed titled "Section 14 – Disputed Claims"  |   |  |  |  |  |  |  |  |

### 15. Estate administration and funeral expenses

☐ I do not expect to have administrative or funeral expenses

I expect to pay the following expenses related to the estate (see Instructions for examples)

| Name and Address<br>of Creditor                                       | Description of Expense                      | Amount (known or estimated) |  |  |
|---|---|-----------------------------|--|--|
| Dan & Elizabeth Waldrip<br>5819 Silveroak Circle<br>Stockton CA 95219 | Cremation expenses not reimbursed by the VA | \$1,200                     |  |  |
|   |   |                             |  |  |
|   |   |                             |  |  |
|   |   |                             |  |  |
|   |   |                             |  |  |

Additional page attached titled "Section 15 - Estate Expenses"

#### INFORMATION FOR CREDITORS AND HEIRS AND DEVISEES

Claims may be barred. Some claims against the estate may be barred unless certain things happen.

- (1) Claims against the estate not listed in this Affidavit, or in amounts larger than those listed in this Affidavit, may be barred unless:
  - (i) A claim is presented to the affiant within 4 months of the filing of this Affidavit or an amended Affidavit at the address, email address, or fax number stated in this Affidavit for presenting claims, or
  - (ii) A personal representative of the estate is appointed within the time allowed under ORS 114.555
- (2) If this Affidavit lists one or more claims that the affiant disputes, those claims may be barred unless:
  - (i) A petition for summary determination is filed within 4 months of the filing of this Affidavit or an amended Affidavit, or
  - (ii) A personal representative of the estate is appointed within the time allowed under ORS 114.555

**Remedies.** If the affiant does not comply with Oregon law and a person is injured because of that, the only ways to take action against the affiant are:

- (1) The summary determination of claims process under ORS 114.540
- (2) The summary review of administration process under ORS 114.550
- (3) The appointment of a personal representative for the estate within the time allowed by ORS 114.555 (usually 4 months from the date the Affidavit was filed)

\*\*\*Note that time limits apply under the statutes

Financial institutions not liable. A financial institution (as defined in ORS 706.008) that opens one or more deposit accounts for an affiant is not liable to any other person for opening the account or accounts or permitting the affiant to withdraw funds from the account or accounts by any means. The financial institution is not required to ensure that the funds of the decedent that are paid out by the affiant are properly applied. See ORS114.545(5).

| REO | <u>UIRED NOTICES</u> ( <i>rhotocopies are allowed, you don't need certified copies</i> )   |
|-----|--|
| >   | Heirs and devisees  Within 30 days after filing this Affidavit with the court, I will deliver or mail to each heir and each devisee, if any, at their last known address:  o a copy of this Affidavit showing the date of filing and o a copy of the will, if the decedent died testate  |
|     | ☐ If there are no heirs or devisees, or if there is a missing heir or devisee, I will deliver or mail a copy of this Affidavit within <b>30 days</b> after filing with the court to:  Oregon Estate Administration Program  c/o Oregon State Treasurer  867 Hawthorne Avenue SE  Salem, OR 97301   |
| >   | Creditors  Within 30 days after filing this Affidavit with the court, I will deliver or mail a copy of this Affidavit showing the date of filing to the last known address of:  each undisputed creditor (listed in section 13 above) and each disputed creditor (listed in section 14 above)  |
|     | ☑ I will deny any claims that are not presented on time under ORS 114.540(1)(a)  |
|     | $\square$ I will deny any claims presented on time that are not valid  |
|     | ☑ To deny a claim, I will mail or deliver written notice to the person who filed the claim and their attorney, if any, stating the reason for denying the claim and the information required by ORS 114.540(2)   |
|     | $\square$ I understand that if I allow a claim that is invalid, I may have to personally pay the cost of the claim   |
| >   | State  ✓ Within 30 days after filing this Affidavit with the court, I will deliver or mail a copy of this Affidavit showing the date of filing and a copy of the death certificate to the Department of Human Services (DHS) and the Oregon Health Authority at:  Department of Human Services Estate Administration Unit PO Box 14021 Salem OR 97309-5024 |
| >   | Department of Corrections  ☑ Decedent was not imprisoned in an Oregon prison at any time during the 15 years before death (note: a county or city jail is not a prison)  Or  |
|     | I do not know if Decedent was imprisoned in an Oregon prison during the 15 years before death  |
|     | Decedent was imprisoned in an Oregon prison during the 15 years before death  And  |
|     | within 30 days after this Affidavit is filed with the court, I will send a copy of this Affidavit showing the date of filing and a copy of the death certificate to:  Department of Corrections  2575 Center St NE  Salem, OR 97301  |
|     | Saletti, OK 9/301  |

| AFFIANT DUTIES You must read and check each section below. You may be personally liable for failing to meet your responsibilities.  |
|---|
| ☑ If the court appoints a personal representative for the estate within 4 months after this Affidavit is filed, I will give the personal representative all of Decedent's assets and records  |
| ☑ I will not distribute any assets until all claims, expenses, and taxes have been paid <b>and</b> 4 months have passed since this Affidavit was filed  |
| ☑ I will distribute the estate according to the will that was filed with the Affidavit. If Decedent did not leave a will, I will distribute the estate according to the laws of intestacy in <u>ORS 112.017</u> - 112.115.  |
| Amended Affidavits  If I discover a material error or omission in this Affidavit, I will file an amended Small Estate  Affidavit and serve it as required by ORS 114.515(6)   |
| <ul> <li>✓ If I discover assets Decedent owned that are not listed in this Affidavit, I will file an amended Small Estate Affidavit before taking control of those assets according to ORS 114.515(6)</li> <li>✓ If any newly-discovered property makes Decedent's total asset values exceed the maximum values for a small estate I will promptly notify the court and all persons I notified before, as required in ORS 114.515(7).</li> </ul>  |
| Property and Income  I will take control of, and collect income from, the assets of the estate listed in this Affidavit (see ORS 114.535). I will only sell assets as provided in ORS 114.547. I understand that my authority over Decedent's assets only applies to assets listed in this Affidavit.   |
| <ul> <li>✓ I will administer the estate as promptly and with as little loss of value as I reasonably can under the circumstances. I understand that I may have to pay for loss of value caused by:         <ul> <li>my neglect or unreasonable delay in collecting the estate's assets</li> <li>paying out money or delivering property in a way I should not have</li> <li>failing to pay taxes as required by law</li> <li>failing to close the estate in a reasonable time</li> <li>dealing with the estate in a way that benefits me personally over creditors, heirs, or devisees</li> <li>any other negligent or intentional bad acts regarding estate assets, or failing to act in a way that causes loss to the estate</li> </ul> </li> </ul> |
| ☑ I will not commingle estate property with my own property or the property of any other person ("commingle" means combine)   |
| $\square$ I will keep records of my work on the estate at least until the <b>later of</b> : 2 years after the filing of this Affidavit or the conclusion of any summary review proceeding under <u>ORS 114.550</u>  |
| $\square$ I will pay estate claims and expenses according to <u>ORS 114.545(1)(f)</u> and <u>ORS 114.545(1)(g)</u> from estate assets. If the estate does not have enough assets to pay all claims and expenses, I will pay them in the order set out in <u>ORS 115.125</u> .   |

| the best of my knowledge. I unde   | erstand that I make this statemer<br>e under ORS 114.505-114.560. |   |  |  |
|--|---|---|--|--|
| Date '   |   | notaru or court clark)                          |  |  |
|  |   | •   |  |  |
|  | Print Name  |   |  |  |
| Address  City, State, Zip  Phone  State of OREGON, County of Jackson  Signed and sworn to (or affirmed) before me on (date) Month 20, 2023 by  (name) Kelpna Mohlow  My commission expires: 4/21/2026  Signature of notarial officer  My commission expires: 4/21/2026  OFFICIAL STAMP MARY M SCHAEFER NOTARY PUBLIC OREGON COMMISSION NO. 1023991 |   |   |  |  |
| signature of Affiant (DO NOT SIGN until you are with a notary or court clerk)  Repair Mohlow  Print Name  City, State, Zip  Phone  Tackson  My commission expires: 4/21/2026  My commission expires: 4/21/2026  OFFICIAL STAMP MARY MSCHAEFER NOTARY PUBLIC OREGON   |   |   |  |  |
| (name) Kelpaa Muhlow) Mills II Bishark   |   |   |  |  |
| Signature of notarial officer  | •   |   |  |  |
| Title (and rank, if military officer)  | MARY NOTARY F   | M SCHAEFER<br>PUBLIC OREGON<br>SION NO. 1023991 |  |  |

THIS SPACE RESERVED FOR



2013-013178

Klamath County, Oregon 11/26/2013 02:58:42 PM Fee: \$42.00

After recording return to:
DALE REYNOLDS

4617 Douglas Avenue
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:
DALE REYNOLDS

4617 Douglas Avenue
Klamath Falls, OR 97601

Escrow No. MT99246-DS
Title No. 0099246

SWD r.020212

#### STATUTORY WARRANTY DEED

#### ERIN E. LANNING,

Grantor(s), hereby convey and warrant to

#### DALE REYNOLDS,

Grantee(s), the following described real property in the County of KLAMATH and State of Oregon free of encumbrances except as specifically set forth herem:

Lot 6, Block 8 of STEWART ADDITION, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$55,900.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

APM

Exhibits Page 1 of 2 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

State of Oregon County of KLAMATH

This instrument was acknowledged before me on //-25-, 2013 by ERIN E. LANNING.

OFFICIAL SEAL

BORAH ANNE SINNOCK

(Notary Public for Oregon)

My commission expires\_9-8-17

Pego 200

# **KLAMATH County Assessor's Summary Report**

## **Real Property Assessment Report**

FOR ASSESSMENT YEAR 2023

February 21, 2023 12:16:52 pm

153,140

Account #

538350

Map #

3909-007CB-03800

001-538350

Tax Status **Acct Status**  **ASSESSABLE** 

Subtype

**ACTIVE NORMAL** 

1,036

Code - Tax # Legal Descr

STEWART

Block - 8 Lot - 6

REYNOLDS DALE

Deed Reference #

(SOURCE ID: 13-013178)

Agent

**Mailing Name** 

Sales Date/Price Appraiser

11-25-2013 / \$55,000.00

LEONARD HILL

In Care Of

Mailing Address 4617 DOUGLAS AVE

KLAMATH FALLS, OR 97601

101

MA SA

NH Unit

**Prop Class RMV Class** 

101

05 14 003 10134-1

Situs Address(s) ID# 4617 DOUGLAS AVE Situs City KLAMATH FALLS

|                     |               |                   |        | Value Summary |               |   |             |
|---------------------|---------------|-------------------|--------|---------------|---------------|---|-------------|
| Code Area  001 Land |               | RMV MAV           |        | AV            | RMV Except    |   | CPR %       |
| 001                 | Land<br>Impr. | 17,830<br>153,140 |        |               | Land<br>Impr. | 0 | <del></del> |
| Code                | Area Total    | 170,970           | 61,050 | 61,050        |               | 0 |             |
| G                   | rand Total    | 170,970           | 61,050 | 61,050        |               | 0 |             |

| Code         |     |           |             | Plan          |                  | Land Breakdow     | n  | 1   |             |    |              | Trended      |                |
|--------------|-----|-----------|-------------|---------------|------------------|-------------------|----|-----|-------------|----|--------------|--------------|----------------|
| Area         | (D# | RFP       | ) Ex        | Zone          | Value Source     | TD%               | 1  | LS  | Size        |    | Land         | Class        | RMV            |
| 001          |     |           | •           |               | CONVERTED OSD    | 100               |    |     | <del></del> |    |              |              | 13,000         |
| 001          | 1   | $\square$ |             | MD            | Residential Site | 100               |    | A   | 0.          | 18 |              |              | 4,830          |
|              |     |           |             |               |                  | Grand 1           | Го | tal | 0.          | 18 |              |              | 17,830         |
| Code<br>Area | ı   | D# I      | Yr<br>Built | Stat<br>Class | Description      | Improvement Break | de | own | TD%         |    | tal<br>. Ft. | Ex% MS Acct# | Trended<br>RMV |
| 001          |     | ,         | 1945        | 131           | RES One story    |                   | _  |     | 100         |    | 1,036        |              | 153,140        |

**Grand Total** 

CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL DOCUMENT CONSISTING OF PAGES, WHICH IS FILED IN THIS OFFICE AND OF WHICH I AM THE LEGAL CUSTODIAN.

DATED 2 2 2 3

DATED Circuit Count
Lane County, Oregon

