

LC

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



2024-005559

Klamath County, Oregon



00330462202400055590030038

07/01/2024 03:45:27 PM

Fee: \$92.00

After recording, return to (Name and Address):

Joan Worthy  
200 S. Leroy Ave #C201  
Medalla OR 97038

Until requested otherwise, send all tax statements to  
(Name and Address):

Joan Worthy  
200 S. Leroy Ave #C201  
Medalla, OR 97038

[SPACE RESERVED FOR RECORDER'S USE]

## AFFIANT'S DEED

Joan Worthy, the affiant named in the duly filed  
affidavit concerning the simple estate of Adrian Corleone, deceased,  
Klamath Falls, OR County probate Number 24PB00367 ("grantor"), for the consideration  
stated below, does hereby grant, bargain, sell and convey to Joan Worthy, an unmarried woman  
200 S. Leroy Ave #C201 ("grantee"),  
and to grantee's heirs, successors and assigns, all the estate, right and interest, whether acquired by operation of law or otherwise,  
of the estate of the deceased, in that certain real property, with all rights and interests belonging or relating thereto, situated in  
Klamath County, Oregon, legally described (check one):

- ☒ as set forth on the attached Exhibit A, and incorporated by this reference.  
☐ as follows:

To have as grantee's own and to hold for grantee's heirs, successors and assigns forever.

The true and actual consideration paid by grantee to grantor for this transfer is (check one or both; see ORS 93.030):

- ☒ \$ None - Estate Distribution;  
☐ other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.

PUBLISHER'S NOTE: If the property is being transferred to an heir or devisee without any payment, "None – Estate Distribution" can be written in as the amount of consideration.



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.

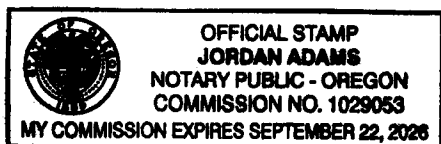
In construing this instrument, where the context so requires, the singular includes the plural, and the language will be read to apply equally to businesses, other entities and to individuals.

Grantor has executed this instrument on 6-10-24; any signature on behalf of a business or other entity is made with the authority of that entity.

Helen Joan Worthing  
Helen Joan Worthing Affiant  
6-27-24

STATE OF OREGON, County of Clackamas ) ss.  
 This record was acknowledged before me on 6-10-2024  
 by Helen Joan Worthing JA Helen Joan Worthing  
 or This record was acknowledged before me on \_\_\_\_\_  
 by \_\_\_\_\_  
 as (corporate title) \_\_\_\_\_  
 of (company name) \_\_\_\_\_

Jordan Adams  
 Notary Public for Oregon  
 My commission expires 9-22-2026



STATE OF OREGON  
 County of Clackamas

This instrument was acknowledged before me on  
June 27th, 2024  
 by Helen Joan Worthing  
Jordan Adams  
 Notary Public - State of Oregon

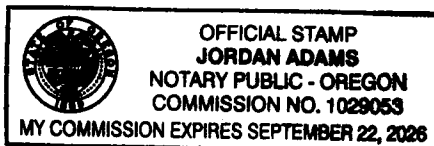


Exhibit A

at 501 N. 11<sup>th</sup> Street, Klamath Falls, OR 97601, legally described as:

All that portion of Lot 3, Block 58 of NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, described as follows:

Beginning at the most Easterly corner of said Lot 3, thence Westerly along the Northerly line of said Lot 3 a distance of 45 feet, thence Southerly at right angles to the North line of said Lot 3 a distance of 119.8 feet to the North line of the U.S. Government right of way for irrigation canal, thence Easterly along the North line of said right of way a distance of 49.2 feet. Thence Northerly along the East line of said Lot 3 a distance of 99.8 feet to the place of beginning; also the right to the permanent use of a strip of land 35 feet wide joining said lands above conveyed on the Northwestern side and running along the North side of said Government Right of Way to a point where said 35 foot strip widens into Eleventh Street, being a portion of Lots 3 and 4, Block 58 of NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON.