



After recording return to:

Scott Koens
329 Downing Lane
Santa Maria, CA 93455

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

Scott Koens
329 Downing Lane
Santa Maria, CA 93455

File No.: 7161-4165582

Date: 06/13/2024

THIS SPACE RESERVED FOR RECORD

2024-005971

Klamath County, Oregon

07/11/2024 01:58:02 PM

Fee: \$92.00

AFFIANT'S DEED

Scott A. Koens, Affiant in that certain small estate proceeding filed in Klamath County Circuit Court, Case No. 23PB09960 concerning the estate of Henry Fred Koens, Grantor, conveys to Scott A. Koens and Sandra K. Farrar not as tenants in common, but with rights of survivorship, Grantee, the following described real property:

LOT 22, BLOCK 5, OREGON PINES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Tax Account No. 285239

The true and actual consideration was other property or value, which constitutes the entire consideration given for the conveyance.

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 21ST day of June, 2024

Scott A. Koens

Scott A. Koens, Affiant in that certain small estate proceeding filed in Klamath County Circuit Court, Case No. 23PB09960 concerning the estate of Henry Fred Koens

STATE OF _____)
)ss.
County of _____)

This instrument was acknowledged before me on this _____ day of _____, by Scott A. Koens, Affiant in that certain small estate proceeding filed in Klamath County Circuit Court, Case No. 23PB09960 concerning the estate of Henry Fred Koens.

*see attached
Jurat

Notary Public for Oregon
My commission expires:

CALIFORNIA JURAT

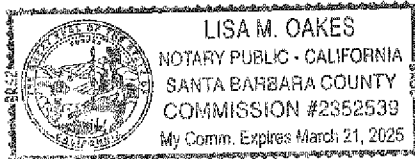
GOVERNMENT CODE § 8202

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Santa Barbara

Subscribed and sworn to (or affirmed) before me on

this 21st day of June, 2024, by
Date Month Year(1) Scott A. Koens(and (2) _____),
Name(s) of Signer(s)proved to me on the basis of satisfactory evidence to
be the person(s) who appeared before me.Signature Lisa M. Oakes
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or
fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____