

After Recording Send to:

Jean Marie Spilker
815 NW Furnish Avenue
Pendleton, OR 97801

2024-010281

Klamath County, Oregon

11/25/2024 03:53:01 PM

Fee: \$92.00

Send all Tax Statements to:

Jean Marie Spilker
815 NW Furnish Avenue
Pendleton, OR 97801

AFFIANT AND CLAIMING SUCCESSOR DEED

BEVERLY SPILKER (a/k/a Beverly Anne Spilker), Claiming Successor and Affiant named in the duly filed affidavit concerning the simple Estate of Leila Maya Spilker (a/k/a Leila M. Spilker), deceased, Klamath County Circuit Court Case No. 24PB00332, and **JEAN MARIE SPILKER**, Claiming Successor for the Estate of Leila Maya Spilker, "Grantors," for the consideration stated below, do hereby grant, bargain, sell, and convey to **BEVERLY ANNE SPILKER** and **JEAN MARIE SPILKER**, with rights of survivorship, "Grantees," 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 hereto, situated in Klamath County, legally described as follows:

Real property in the County of Klamath, State of Oregon, described as follows:

Lot 36 of **SPINKS ADDITION**, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is North 47° 04' West 580 feet and North 30° 30' East 257.8 feet from the point of intersection of the Westerly line of LaLakes Avenue with the Northerly line of the Chiloquin-Agency County Road; thence North 30° 30' East 50 feet; thence South 59° 30' East 117.2 feet; thence South 30° 30' West 50 feet; thence North 59° 30' West 117.2 feet to the point of beginning, being a portion of Lot 6, Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Address: 218 N. Applegate Street, Chiloquin, Oregon 97624

Map and Tax Lot No: 3407-034CA-02100; Tax Account No: 198574

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

THE TRUE AND ACTUAL CONSIDERATION paid for this transfer is other property or value given or promised which is the whole consideration. This is an inheritance from a simple estate being administered under Oregon Revised Statutes (ORS) 114 (Simple Estates), and any successor or related statutes.

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that the provisions hereof apply equally to all entities and individuals.

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, AND 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 PERSONS ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE

APPROPRIATE CITY OF 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: November 25, 2024

GRANTOR:

Beverly Spilker

Beverly Spilker (a/k/a Beverly Ann Spilker), Claiming Successor & Affiant for Simple Estate of Leila Maya Spilker

STATE OF OREGON)
) ss.
County of Clackamas)

Personally appeared before me on November 25, 2024, the above-named Beverly Spilker, acknowledged the foregoing instrument to be her voluntary act and deed as Claiming Successor and Affiant for the simple Estate of Leila Maya Spilker.



Kim Jarmin

Notary Public of Oregon

DATED: November 25, 2024

GRANTOR:

Jean Marie Spilker

Jean Marie Spilker, Claiming Successor for Estate of Leila Maya Spilker

STATE OF OREGON)
) ss.
County of Clackamas)

Personally appeared before me on November 25, 2024, the above-named Jean Marie Spilker, acknowledged the foregoing instrument to be her voluntary act and deed as Claiming Successor for the simple Estate of Leila Maya Spilker.



Kim Jarmin

Notary Public of Oregon



Digitally Certified Document

Full name	Kimberlee Jarmin
Commission ID	1042117
Country	US
State	OR
County	



As part of Pactima's Digital Certification program, the identity of the notary listed above was verified and validated. The various validations included knowledge-based authentication, identity verification, and more. This certification was done based the PACTIMA_ISSUED_V1 PKI standard. To confirm the validity of this document contact Pactima's Compliance team via compliance@pactima.com.

