

Judy Ann Reinertsen  
Returned at Counter

2024-010381

Klamath County, Oregon



00336256202400103810020020

12/02/2024 10:59:26 AM

Fee: \$87.00

**AFFIANTS' DEED**

**Grantor:** Judy Ann Reinertsen  
5300 S Etna Street  
Klamath Falls, OR 97603

**Grantee:** Judy Ann Reinertsen  
5300 S Etna Street  
Klamath Falls, OR 97603

**Consideration:** \$ -0-

**After recording,  
return to:** Judy Ann Reinertsen  
5300 S Etna Street  
Klamath Falls, OR 97603

**Send all property  
tax statements to:** Judy Ann Reinertsen  
5300 S Etna Street  
Klamath Falls, OR 97603

**KNOW ALL MEN BY THESE PRESENTS,** that Judy Ann Reinertsen as the claiming successor and affiant named in the duly filed Affidavit of Claiming Successor of the Small Estate of Joseph Leo Arthur Bellerive, Klamath County Circuit Court Case Number 24PB02375, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Judy Ann Reinertsen, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of the grantor's right, title and interest in that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, commonly known as 2220 Radcliffe Avenue, Klamath Falls, Oregon, 97601 and more specifically described as:

Lot 6, Block 217, Mills Second Addition,  
according to the official plat thereof on file in  
the office of the County Clerk, Klamath County, Oregon.

Account No. 632881  
Map Tax Lot No. R- 3809-033DC-10000  
Tax Code No. 001

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration for this transfer, is the distribution of said property in accordance with the Small Estate of Joseph Leo Arthur Bellerive, Klamath County Circuit Court Case Number 24PB02375, in which the interest in the above-described real property is to be given to Judy Ann Reinertsen.

///

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

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

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. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

IN WITNESS WHEREOF, the grantor has executed this instrument on this 27<sup>th</sup> day of November, 2024.

Judy Ann Reinertsen  
Judy Ann Reinertsen, Grantor

STATE OF OREGON   )  
                                  ) ss.  
County of Klamath   )

This instrument was acknowledged before me on this 27<sup>th</sup> day of November 2024, by Judy Ann Reinertsen.

Kylie Alexandra Thompson  
Notary Public for Oregon  
My Commission Expires October 27, 2028

