



00336927202400109770050054

12/19/2024 10:50:24 AM

Fee: \$102.00

After recording return to:
Barbur Laskey LLC
2100 SE Lake Road, Suite 5
Milwaukie, OR 97222

Until requested otherwise,
send all tax statements to:
Ashley Kinnan
7239 Stanford Ave.
La Mesa, CA 91942

AFFIANT'S DEED

Ashley Skye Kinnan, the affiant in the duly filed affidavit concerning the **Simple Estate of Boyd Dee Kinnan**, deceased, filed in Klamath County Circuit Court (Oregon) as Case No. 24PB04926, and **Ashley Kinnan, Nicholas Kinnan, and Stephanie McKinnon**, as the individual heirs who would succeed to the interest conveyed from said simple estate, collectively as "GRANTORS", convey to **Ashley Kinnan, Nicholas Kinnan, and Stephanie McKinnon**, not as tenants in common but with a right of survivorship, collectively as "GRANTEES", all the right, title and interest of the above named decedent at the time of the decedent's death, and all the right, title and interest that the above named estate of the decedent by operation of law or otherwise may have acquired afterwards, in the following described property in the County of Klamath, State of Oregon:

The E 1/2 E 1/2 SE 1/4 NE 1/4 of section 5, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, that lies North of the rim of the Knot Table Land.

SUBJECT TO covenants, conditions, reservations, easements, restrictions, rights, rights of way and all matters appearing of record.


Tax Account No.: 351906 / Map No.: 3612-00000-00900

The true and actual consideration for this conveyance is other good and valuable consideration (estate distribution). This distribution is made pursuant to Oregon Revised Statute 114.547.


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 195.305-195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. 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 WITNESS WHEREOF, Grantors have each executed this instrument on the dates listed in the notarization block for each Grantor below.



Ashley Kinnan, Affiant of the Simple
Estate of Boyd Dee Kinnan



Ashley Kinnan, an individual

STATE OF CALIFORNIA, County of _____) ss. This instrument was acknowledged before me on _____, 2024, by Ashley Kinnan, as Affiant of the Simple Estate of Boyd Dee Kinnan and as an individual heir of the Simple Estate of Boyd Dee Kinnan.

SEE ATTACHMENT FOR
OFFICIAL NOTARIZATION

Notary Public for California

Nicholas Kinnan, an individual

STATE OF WASHINGTON, County of _____) ss. This instrument was acknowledged before me on _____, 2024, by Nicholas Kinnan, as an individual heir of the Simple Estate of Boyd Dee Kinnan.

Notary Public for Washington

Stephanie McKinnon, an individual

STATE OF LOUISIANA, County of _____) ss. This instrument was acknowledged before me on _____, 2024, by Stephanie McKinnon, as an individual heir of the Simple Estate of Boyd Dee Kinnan.

Notary Public for Louisiana

ACKNOWLEDGMENT

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 SAN DIEGO)

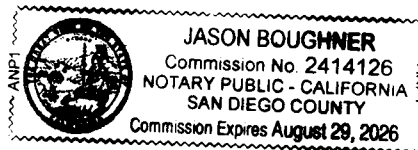
On 10/21/2024 before me, JASON BOUGHNER, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared ASHLEY SKYE KINNAN,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)



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 WITNESS WHEREOF, Grantors have each executed this instrument on the dates listed in the notarization block for each Grantor below.

Ashley Kinnan, Affiant of the Simple
Estate of Boyd Dee Kinnan

Ashley Kinnan, an individual

STATE OF CALIFORNIA, County of _____) ss. This instrument was acknowledged
before me on _____, 2024, by Ashley Kinnan, as Affiant of the Simple Estate of
Boyd Dee Kinnan and as an individual heir of the Simple Estate of Boyd Dee Kinnan.

Notary Public for California

Nicholas Kinnan, an individual

STATE OF WASHINGTON, County of Shohomish) ss. This instrument was
acknowledged before me on 12/07, 2024, by Nicholas Kinnan, as an individual
heir of the Simple Estate of Boyd Dee Kinnan.

Notary Public
State of Washington
ERIN DAVIS
LICENSE # 194022
MY COMMISSION EXPIRES
JULY 21, 2025

Notary Public for Washington

Stephanie McKinnon, an individual

STATE OF LOUISIANA, County of _____) ss. This instrument was acknowledged
before me on _____, 2024, by Stephanie McKinnon, as an individual heir of the
Simple Estate of Boyd Dee Kinnan.

Notary Public for Louisiana

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 WITNESS WHEREOF, Grantors have each executed this instrument on the dates listed in the notarization block for each Grantor below.

Ashley Kinnan, Affiant of the Simple
Estate of Boyd Dee Kinnan

Ashley Kinnan, an individual

STATE OF CALIFORNIA, County of _____) ss. This instrument was acknowledged before me on _____, 2024, by Ashley Kinnan, as Affiant of the Simple Estate of Boyd Dee Kinnan and as an individual heir of the Simple Estate of Boyd Dee Kinnan.

Notary Public for California

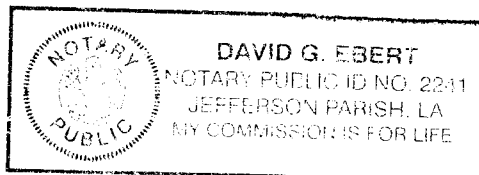
Nicholas Kinnan, an individual

STATE OF WASHINGTON, County of _____) ss. This instrument was acknowledged before me on _____, 2024, by Nicholas Kinnan, as an individual heir of the Simple Estate of Boyd Dee Kinnan.

Notary Public for Washington

Stephanie McKinnon, an individual

STATE OF LOUISIANA, County of ORLEANS) ss. This instrument was acknowledged before me on OCTOBER 5, 2024, by Stephanie McKinnon, as an individual heir of the Simple Estate of Boyd Dee Kinnan.



Notary Public for Louisiana