

2025-000615

Klamath County, Oregon

LC

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCE



00338084202500006150020026

01/28/2025 11:17:10 AM

Fee: \$87.00

After recording, return to (Name and Address):

MICHAEL RAY THOMPSON
 4353 HASKINS RD
 BONANZA, OREGON
 97623 - 7721

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

MICHAEL RAY THOMPSON
 4353 HASKINS RD
 BONANZA, OREGON
 97623 - 7721

[SPACE RESERVED FOR RECORDER'S USE]

AFFIANT'S DEED

MICHAEL RAY THOMPSON, the affiant named in the duly filed
 affidavit concerning the simple estate of REBECCA LEE THOMPSON, deceased,
 KLAMATH County probate Number 24P304079 ("grantor"), for the consideration
 stated below, does hereby grant, bargain, sell and convey to MICHAEL RAY THOMPSON

("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:

REAL ESTATE AND IMPROVEMENTS LOCATED AT 4353 HASKINS RD
 CITY OF BONANZA STATE OF OREGON IN THE COUNTY OF KLAMATH
 THE N 1/2 SE 1/4 NE AND THE N 1/2 SW 1/4 NE 1/4, SECTION
 19, TOWNSHIP 38 SOUTH, RANGE 11 EAST OF THE
 WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH
 STATE OF OREGON CODE . 37 & 36 MAP 3811-1900 TL 1300
 TAX PARCEL ACCOUNT NUMBER R 586468 and R 455769.

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):

☒ \$ ~~0~~ "ESTATE DISTRIBUTION";

☐ other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.

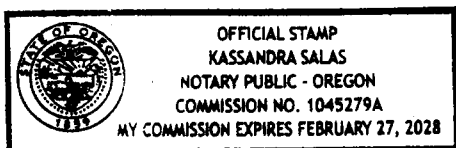
PUBLISHER'S NOTE: If the property is being transferred to an heir or devisee without any payment, "None - Estate Distribution" can be written in as the amount of consideration.



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 January 27, 2028; any signature on behalf of a business or other entity is made with the authority of that entity.



Michael Ray Thompson

Affiant

STATE OF OREGON, County of Klamath) ss.

This record was acknowledged before me on January 27, 2028,
by ~~Kassandra Salas~~ Michael Ray Thompson

or This record was acknowledged before me on _____,
by _____

as (corporate title) Notary Public
of (company name) Chase Bank

Kassandra Salas

Notary Public for Oregon

My commission expires February 27, 2028