(Name and Address):

After recording, return to (Name and Address):

MICHAEL RAY THOMPSON

4353 HASKINS RD

30NANZA, OREGON 97623 - 7721

Until requested otherwise, send all tax statements to

LICHAEL RAY THOMPSON 1353 HASKINS RD

BONANZA OREGON 97623 - 1721

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCE

		23 / 21		
1				
00233	084202500	0064500	0026	

01/28/2025 11:17:10 AM

Fee: \$87.00

2025-000813

Klamath County, Oregon



02/06/2025 12:15:45 PM

Fee: \$87.00

[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 24/1304079 ("grantor"), for the consideration
stated below, does hereby grant, bargain, sell and convey to MICHAEL RAY THOMPSON
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
County, Oregon, legally described (check one):
as set forth on the attached Exhibit A, and incorporated by this reference.
Mas follows: REAL ESTATE AND IMPROVEMENTS LOCATED AT 4353 HASKINS RO
KEAL ESTATE AND INTO CONTRACT KI AMATH
CITY OF BONANZA STATE OF OREGON IN THE COUNTY OF KLAMATH
THE N/2 SE /4 NE AND THE N/2 SW /4 NE V4, SECTION
19 TOWNSHIP 38 SOUTH, RANGE II ÉAST OF THE
= THE COUNTY OF KLAMATH
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.

Refectorded at the request of michael Ray Thompson to Correct notary date Previously recorded in vol. 1 & Page 2.

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): DS & ESTATE PISTRIBUTION";

 \square other property or value given or promised which is \square part of the \square 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 2 TO 7, CHAPTER 844, 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.

OFFICIAL STAMP
KASSANDRA SALAS
NOTARY PUBLIC - OREGON
COMMISSION NO. 1045279A
MY COMMISSION EXPIRES FEBRUARY 27, 2028

Muhael Ray Thompson
Affiant

STATE OF OREGON, County of Slamath ss. 2025 This record was acknowledged before me on January 27,2028	
by Kassandra Salas Michael ray Phompson	
or This record was acknowledged before me on	
by	
as (corporate title) Notary Dubli C	
as (corporate title) Notary Public of (company name) Chase Bank	
Hassondra Salas	
Notary Public for Oregon	
My commission expires Chryaru 2713	2628