

2025-002055

Klamath County, Oregon



00339925202500020550020024

03/21/2025 02:37:25 PM

Fee: \$87.00

After recording, return to (Name and Address):

Luann Dunning
11489 Harpold Rd
Klamath Falls Ore 97603

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

Luann Dunning
11489 Harpold Rd
Klamath Falls Ore 97603

(SPACE RESERVED FOR RECORDER'S USE)

AFFIANT'S DEED

Luann Danielle Dunning, the affiant named in the duly filed affidavit concerning the simple estate of Naomi Ruth Edwards, deceased, Klamath Falls County probate Number * ~~Luann Dunning~~ ("grantor"), for the consideration stated below, does hereby grant, bargain, sell and convey to Luann Dunning ("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 Falls County, Oregon, legally described (check one):

- ☐ as set forth on the attached Exhibit A, and incorporated by this reference.
☒ as follows:

Lot 15 of block 50
Klamath Falls Forest Estates, Highway 66 unit, plat #2
as recorded in Klamath County, Oregon
Subject to all conditions, restrictions, reservations,
easements, exceptions right and/or rights of way
affecting said property.

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* 447705
25 PB 019 08

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):

- ☒ \$ ~~447705~~;
☒ 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 _____; any signature on behalf of a business or other entity is made with the authority of that entity.

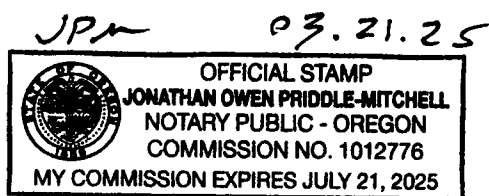
[Handwritten Signature]

Affiant

STATE OF OREGON, County of KLAMATH) ss.
 This record was acknowledged before me on MARCH 21, 2025,
 by LUANNE D DUNNING
 or This record was acknowledged before me on _____,
 by _____
 as (corporate title) _____
 of (company name) _____

JONATHAN O PRIDDLE-MITCHELL
 Notary Public for Oregon
 My commission expires 07.21.25

[Handwritten Signature]



[Handwritten Signature]