

2025-003554

Klamath County, Oregon

05/12/2025 03:18:01 PM

Fee: \$82.00

After recording, please send to:

Wendy Jo Wenner
4238 Laverne Ave.
Klamath Falls, OR 97603

* Please also send tax statements to above address.

SITUS: 4238 Laverne Ave., Klamath falls, OR

AFFIANT'S DEED

Wendy Jo Wenner, Affiant of the Simple Estate of Barbara Jo Taylor, deceased, Klamath County Circuit Court Case No. 24PB03980, Grantor, hereby grants, bargains, sells, and conveys to Wendy Jo Wenner, Grantee the ½ interest in the real property and improvements located in Klamath County, Oregon that is legally described as follows:

LOT 24 of LLOYD'S TRACTS, according to the official plat thereof on file in Klamath County, Oregon.

To Have and to Hold the same unto grantee, and grantee's heirs, successors-in-interest and assigns forever. The true actual consideration paid for this transfer, stated in terms of dollars, is **\$0.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 executed this instrument; any signature on behalf of a business or other entity is made with the authority of that entity.

Wendy Jo Wenner

Wendy Jo Wenner, Grantor
Affiant of the Simple Estate of
Barbara Jo Taylor

State of Oregon)
County of Klamath)

The above-mentioned person, Wendy Jo Wenner, Affiant of the Simple Estate of Barbara Jo Taylor, appeared before me and acknowledged that she executed the above instrument. Affirmed before me on May 9, 2025.

Jessica Judit Briones
Notary Public for Oregon
My Commission Expires: 03/19/2027

