

Return To:



2025-006803

Klamath County, Oregon

08/05/2025 08:45:01 AM

Fee: \$92.00

After Recording Return to:

Julie Thompson

PO Box 7242

Bend, OR 97708

Until a change is requested all tax statements
Shall be sent to the following address:

(same as above)

File No. DE24744/1013225

AFFIANT'S DEED

KNOW ALL MEN BY THESE PRESENTS, That **Cheryl Ann Huegli, as an individual and Cheryl Ann Huegli the affiant concerning Estate of Patricia Katherine Baker, deceased, Klamath County Case No. 24PB05239,**

Grantor, convey(s) to

Julie Thompson,

Grantee, all the estate, right and interest of the above named deceased at the time of the decedent's death, and all the right, title and interest that the above named estate of the deceased by operation of law or otherwise may have acquired afterwards, in the following described real property in the State of Oregon, County of Klamath:

Lot 6, Block 12, Tract No. 1060, Sun Forest Estates, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

(Acct: 142312, Map and Taxlot: 2310-036D0-10400)

The true consideration for this conveyance is **\$90,000.00 TO PERFECT TITLE TO SUBJECT PROPERTY.**

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, AND 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.

Dated: 7/29/25

Estate of Patricia Katherine Baker, deceased

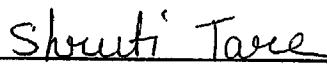
By: 
Cheryl Ann Huegli, Affiant

Estate of Patricia Katherine Baker, deceased

By: 
Cheryl Ann Huegli, Individual

STATE OF Oregon, County of Washington) ss.

On July 29, 2025, personally appeared the above named **Cheryl Ann Huegli, as Individual & Affiant of the Estate of Patricia Katherine Baker, deceased** and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: 
Notary Public for Oregon
My commission expires: 08-27-2028



