

LK

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Returned at Counter

Lynn M. Orlando

2025-006938

Klamath County, Oregon

After recording, return to (Name and Address):

MICHAEL K. CLEMENT
2014 NE 137th CT
VANCOUVER, WA 98684



00345729202500069380020022

08/08/2025 11:55:55 AM

Fee: \$92.00

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

as above

[SPACE RESERVED FOR RECORDER'S USE]

AFFIANT'S DEED

Lynn M. Orlando, the affiant named in the duly filed
affidavit concerning the simple estate of Robert M. CLEMENT, deceased,
JACKSON County probate Number 24PB05467 ("grantor"), for the consideration stated
below, does hereby grant, bargain, sell and convey to MICHAEL K. CLEMENT ("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: TAX ACCOUNT 330412

CODE: 072 PCL: 400 ACRES: 1.84

MAP: 3618-012B0-05300

BLOCK 30, LOT 9 FOURTH addition to
NIMROD RIVER PARK

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):

☐ \$ NONE - 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.

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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, 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 August 6, 2025; any signature on behalf of a business or other entity is made with the authority of that entity.

Lynn M Orlando

Affiant

STATE OF OREGON, County of Jackson ss.

This record was acknowledged before me on _____

by Lynn M Orlando

or This record was acknowledged before me on August 6, 2025

by _____

as (corporate title) _____

of (company name) _____

Amanda L Eberhart

Notary Public for Oregon

My commission expires November 29, 2025

