



00352482202600010320020021

02/02/2026 12:25:49 PM

Fee: \$92.00

First Party's Name and Address

JANICE M. SWANSON, AFFIANT
750 NW FORESTRY ROAD
TOLEDO, OREGON 97391

Second Party's Name and Address

JANICE M. SWANSON AND
SUMMER MAE SWANSON, TRUSTEES
SWANSON LOVING TRUST
DATED DECEMBER 27, 1995

750 NW FORESTRY ROAD
TOLEDO, OREGON 97391

After recording, return to:

THE ESTATE PLANNING GROUP
711 BENNETT AVENUE
MEDFORD, OREGON 97504

Until requested otherwise, send all tax statements to:

JANICE M. SWANSON
750 NW FORESTRY ROAD
TOLEDO, OREGON 97391

AFFIANT'S DEED

THIS INDENTURE dated 1/13/26, by and between JANICE M. SWANSON, the affiant named in the duly filed affidavit concerning the simple estate of VALDOMAR JOHN SWANSON, deceased, Klamath County Oregon Circuit Court Case No. 25PB07597, hereinafter called the first party and JANICE M. SWANSON AND SUMMER MAE SWANSON, TRUSTEES, OR THEIR SUCCESSORS IN TRUST UNDER THE SWANSON LOVING TRUST DATED DECEMBER 27, 1995, hereinafter called the second party; WITNESSETH:

For value received and the consideration hereinafter stated, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the second party and second party's heirs, successors and assigns all the estate, right and interest of the estate of the deceased, whether acquired by operation of the law or otherwise, in that certain real property situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

Lot ONE HUNDRED SEVENTY EIGHT (178) TRACT "C" FRONTIER TRACTS, a platted portion of Klamath County, Oregon, according to the duly recorded plat thereof on record in Klamath County, Oregon.

Subject to: The reservation that no commercial enterprise or enterprises shall be operated on the above described real property; and to easements and rights of way of record and those apparent on the land, if any.

Situs Address: Unknown Account #: 312584

To Have and to Hold the same unto the second party, and second party's heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

IN WITNESS WHEREOF, the grantor has executed this instrument this 13 day of January, 2026 if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

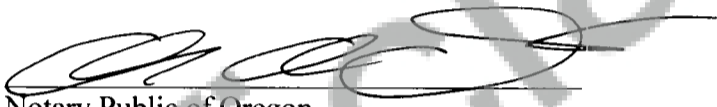
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

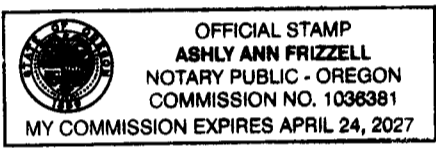
~~_____~~
JANICE M. SWANSON, AFFIANT

State of Oregon

County of Lincoln

Before me this 13 day of January, 2026, personally appeared JANICE M. SWANSON, and acknowledged the foregoing instrument to be her voluntary act and deed.


Notary Public of Oregon
My Commission expires: April 24, 2027



Unofficial Copy