

2026-003527

Klamath County, Oregon

04/22/2026 08:42:02 AM

Fee: \$97.00

MAIL TAX STATEMENTS TO:

Marrs Living Trust
Sharon N. Marrs, Trustee
1232 Barnabas Street NW
Salem, OR 97304

AFTER RECORDING RETURN TO:

Freeman Green, Attorney
Freeman Green Law, LLC
525 Glen Creek Road NW
Suite 200
Salem, OR 97304

AFFIANT'S DEED

Sharon N. Marrs, Trustee of the Marrs Living Trust dated June 30, 2022, the Affiant named in the duly filed affidavit concerning the simple estate of Richard Erven Marrs, deceased, Polk County case number 23PB07991, Grantor, hereby conveys to ***Sharon N. Marrs, Trustee of the Marrs Living Trust dated June 30, 2022***, Grantee, any and all of Grantor's interest in the following described real property situated in the County of Klamath, State of Oregon:

See attached "Exhibit A"

The property is free from encumbrances except for those of record.

The true consideration for this conveyance is \$0 NONE (Estate distribution).

The following is the notice as required by Oregon law: "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 95.010 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

Exhibit A

Lot 115, Block 1, TRACT 1060, SUN FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Subject to covenants, conditions, restrictions, easement, reservations, rights, rights of way and all matters appearing of record

Unofficial
Copy