

81964

06-01-94A11:05 RCVD

AFFIANT'S DEED

Vol. m94 Page 17231

THIS INDENTURE Made this 31 day of January, 1993, by and between Nolan D. Nelson the affiant named in the duly filed affidavit concerning the small estate of Agnes M. Nelson Dyer, deceased, hereinafter called the first party, and Nolan D. Nelson hereinafter called the second party; WITNESSETH:

For value received and the consideration hereinafter stated, the receipt whereof hereby is acknowledged, 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-in-interest and assigns all the estate, right and interest of the deceased at the time of decedent's death, and all the right, title and interest that the estate of the deceased by operation of the law or otherwise may have thereafter acquired in that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 11, Block 19, Hot Springs Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 \$ Estate Distribution.
 However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). the whole

IN WITNESS WHEREOF, the first party has executed this instrument; if first party 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 APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Nolan D. Nelson

Affiant

NOTE—The sentence between the symbols Ⓞ, if not applicable, should be deleted. See ORS 93.030.

CALIFORNIA
 STATE OF OREGON, County of San Diego) ss.
 This instrument was acknowledged before me on January 3, 1994,
 by Nolan D. Nelson
 This instrument was acknowledged before me on January 3, 1994,
 by Ana M. Shephard
 as Notary Public
 of San Diego County, California



Ana M. Shephard California
 Notary Public for Oregon
 My commission expires 7/5/97

| |
|---|
| Grantor's Name and Address |
| Grantor's Name and Address |
| After recording return to (Name, Address, Zip) |
| <u>William L. Sison</u> |
| <u>540 Main St</u> |
| <u>Klamath Falls, OR</u> |
| Use requested otherwise send all tax statements to (Name, Address, Zip) |
| <u>No Change</u> |

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,
 County of Klamath } ss.
 I certify that the within instrument was received for record on the 1st day of June, 1994, at 11:05 o'clock A.M., and recorded in book/reel/volume No. M94 on page 17231 and/or as fee/file/instrument/microfilm/reception No. 81964, Record of Deeds of said County.
 Witness my hand and seal of County affixed.
Evelyn Riehn, County Clerk
 NAME
 By Shirley M. Munk, Deputy
 TITLE

Fee \$30.00