

8355

MTC36A64KR

AFFIANT'S DEED

Vol. 1995 Page 29536



THIS INDENTURE Made this 11th day of October, 1995, by and between TROYCE HART NOW KNOWN AS TROYCE BORGERD the affiant named in the duly filed affidavit concerning the small estate of ROSETTA HIATT and MICHAEL ANTHONY HIATT, deceased, hereinafter called the first party, 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:

SEE ATTACHED LEGAL DESCRIPTION ON EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

(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 \$to clear fee title. 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.

TROYCE HART BORGERD

Affiant

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

CALIFORNIA  
STATE OF OREGON, County of  
This instrument was acknowledged before me on October 19 95, by TROYCE HART BORGERD  
This instrument was acknowledged before me on 19 by as of

Notary Public for Oregon /California  
My commission expires

TROYCE HART BORGERD  
15570 BLACKFOOT DR  
APPLE VALLEY CA 92307  
Grantor's Name and Address  
MICHAEL ANTHONY HIATT  
Grantee's Name and Address  
After recording return to (Name, Address, Zip):  
MICHAEL ANTHONY HIATT  
99607 A S  
Klamath Falls OR 97601  
Until requested otherwise send all tax statements to (Name, Address, Zip):  
MICHAEL ANTHONY HIATT  
same

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,  
County of ss.  
I certify that the within instrument was received for record on the day of 19 at o'clock M., and recorded in book/reel/volume No. on page and/or as fee/file/instrument/microfilm/reception No. Record of Deeds of said County.  
Witness my hand and seal of County affixed.

NAME TITLE  
By Deputy

State of California



County of SAN BERNARDINO

On OCTOBER 24, 1995 before me, L.E. CHANNEL,  
DATE NAME OF NOTARY PUBLIC

personally appeared, TROYCE HART BORGER,  
NAME(S) OF SIGNER(S)

☐ personally known to me- or- ☒ proved to me on the basis of satisfactory evidence to be the person (s) whose name (s) is/are subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his / her / their authorized capacity (ies), and that by his / her / their signature (s) on the instrument the person (s), or the entity upon behalf of which the person (s) acted, executed the instrument.



Witness my hand and official seal.

[Signature]  
SIGNATURE OF NOTARY PUBLIC

**OPTIONAL**

Though the information below is not required by law, it may prove valuable to persons relying on the document and prevents fraudulent reattachment of this form.

**Type or Title of Document**

AFFIDANT'S DEED  
TITLE OR TYPE OF DOCUMENT

Number of pages: 1

Date of Document: 10/24/98

Signer(s) Other Than Named Above:

**Capacity Claimed By Signer**

☐ Individual(s)  
☐ Corporate

☐ Partner(s) TITLE(S) ☐ General  
☐ Attorney-in-Fact ☐ Limited  
☐ Guardian/Conservator  
☐ Trustee(s)  
☐ Other: \_\_\_\_\_

Signer is Representing:

Name of Person(s) or Entity(ies)

29538

# **EXHIBIT "A"** **LEGAL DESCRIPTION**

A tract of land situated in Tract B, FRONTIER TRACTS, SW 1/4 Section 10, Township 36 South, Range 6 East, Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at an iron pin located South 1 degree 11' West 500.8 feet, North 89 degrees 17' East 486.1 feet, and North 89 degrees 28' East 200.0 feet from the West 1/4 corner of said Section 10; thence North 89 degrees 28' East 200.0 feet to an iron pin; thence North 0 degree 21' East 283.6 feet to an iron pin on the South bank of Pitt Creek 202 feet, more or less, to an iron pin; thence South 0 degree 21' West 270.5 feet to the point of beginning.

Lot I of Subdivision B and C of FRONTIER TRACTS, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 178.7 feet more or less West of C Street on the North Line of M Street; thence continuing Westerly along M Street 200 feet more or less to a point; thence Northerly 283.6 feet more or less to Pitt Creek; thence Northeasterly along the south bank of Pitt Creek 202 feet more or less to a point due North of the point of beginning; thence Southerly 277.4 feet more or less to the point of beginning.

Lot J of Subdivision B and C of FRONTIER TRACTS, Klamath County, Oregon. More particularly described as follows:

Beginning at a point at the intersection of the North Line of M Street and the West Line of C Street; thence North along the Westerly line of C Street 233.1 feet more or less; thence Easterly 50.0 feet more or less, to a point; thence Northerly 100.0 feet more or less to Pitt Creek; thence Southwesterly along the South Bank of Pitt Creek 235.0 feet more or less to a point; thence South 277.4 feet more or less to the Northerly boundary of M Street; thence East along the Northerly boundary of M Street to a point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 30th day  
of October A.D., 19 95 at 11:32 o'clock A M., and duly recorded in Vol. M95  
of Deeds on Page 29536.

FEE \$40.00

By Bernetha G. Letsch, County Clerk  
Annette Mueller