

13099

AFFIANT'S DEED

Vol. 1166 Page 3666

THIS INDENTURE Made this 5th day of February, 1996, by and between Mark Speno the affiant named in the duly filed affidavit concerning the small estate of Jo Hessig, deceased, hereinafter called the first party, and Mark Speno and Kurtis Speno, as tenants in common, 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 Exhibit A attached hereto and incorporated herein by 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 \$ -0-

ⓐ However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) ⓐ

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Mark Speno  
Affiant

Affiant

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

WASHINGTON  
STATE OF OREGON, County of KING ss.

This instrument was acknowledged before me on February 5, 1996, by Mark Speno

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,

by \_\_\_\_\_,

as \_\_\_\_\_,

of \_\_\_\_\_

Jeanne Cady Notary Public for Oregon  
My commission expires March 15, 1997



Mark Speno  
1239 120th, Suite J  
Bellevue, WA 98005  
Grantor's Name and Address  
Mark Speno and Kurtis Speno  
1239 120th #J 1296 Laurel Hill Dr.  
Bellevue, WA 98005 San Mateo, CA 94402  
Grantee's Name and Address  
After recording return to (Name, Address, Zip):  
James B. Derlings  
Attorney at Law  
110 North Sixth Street  
Klamath Falls, OR 97601  
Until requested otherwise send all tax statements to (Name, Address, Zip):  
Mark Speno  
1239 120th #J  
Bellevue, WA 98005

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, } ss.  
County of \_\_\_\_\_

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/roll/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

1. A portion of Lot 13 in Block 8 in Second Hot Springs Addition to the City of Klamath Falls, Oregon, more particularly described as follows:

Beginning at a point 74 feet 6 inches East from the Southwest corner of said Block 8, running thence North a distance of 70 feet; thence East a distance of 6 inches; thence South a distance of 70 feet to the Southeast corner of said Lot 13, Block 8, thence West a distance of 6 inches to the place of beginning, together with a one-half interest in and to a cement block wall 12 inches in width and 13 feet high and 43 feet in length, also a one-half interest in and to the foundation now on the above-described premises, said interest consisting of 6 inches in width and 70 feet in length and being a part of the foundation on which said cement wall now stands.

Lot 14 in Block 8 in Second Hot Springs Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

2. Lots 12, 13, and 14 in Block 24 of Industrial Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of James Uerlings the 7th day  
of Feb A.D., 19 96 at 3:46 o'clock P M., and duly recorded in Vol. M96  
of Deeds on Page 3666

FEE \$35.00

Bernetha G. Letsch, County Clerk

*Bernetha G. Letsch*