

54374

AFFIANT'S DEED

Vol. 1998 Page 7633

THIS INDENTURE Made this 24 day of Feb., 1998, by and between Teresa Keegan Baldock and Dora Mae Keegan, deceased, hereinafter called the first party, and Teresa Baldock, as Successor Trustee of the Dora M. Keegan Trust dated 11/10/1995, 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:

The Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 4, Township 36 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Tax Information: Code 008; Account R342695; Map # R-3611-004A0-01200-000

MAR 10 A9:41

(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 \$None from Estate (Distribution of the actual consideration consists of other property or value given or promised which is not 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.

Teresa Keegan Baldock
Teresa Kegan Baldock

Affiant

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

CALIFORNIA

STATE OF OREGON, County of _____) ss.

This instrument was acknowledged before me on _____, 1998, by Teresa Keegan Baldock

~~This instrument was acknowledged before me on _____, 1998, by _____~~

By _____

By _____

By _____

See Attached
Notary Public for Oregon
California

My commission expires _____

Teresa Keegan Baldock
1230 Blue Sky Dr.
Cardiff By the Sea, CA 92007
Grantor's Name and Address

Teresa Baldock
1230 Blue Sky Dr.
Cardiff By the Sea, CA 92007
Grantee's Name and Address

After recording return to (Name, Address, Zip):
James C. Lynch
P.O. Box 351
Lakeview, OR 97630

Until requested otherwise send all tax statements to (Name, Address, Zip):
Teresa Baldock
1230 Blue Sky Dr.
Cardiff By the Sea, CA 92007

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

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ALL-PURPOSE ACKNOWLEDGMENT

7634

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

On 02/24/98 before me, *WILLIAM D. BASSINDALE*
personally appeared *TERESA KEGAN BALDOCK*

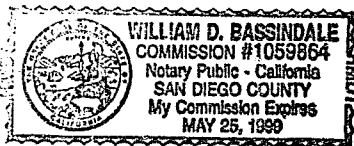
notary public.

XXXXXXXXXXXXXXXXXXXX
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.

Official Notary Seal

Signature of
Notary:

OPTIONAL

CAPACITY CLAIMED BY SIGNER

- ☒ INDIVIDUAL
☐ CORPORATE OFFICERS
 Title(s):

☐ PARTNER(S) ☐ LIMITED
☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER:

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

Title Or Type Of Document:
AFFIANT'S DEED

Number Of Pages:

1

Date Of Document:

02/24/98

Signer(s) Other Than Named Above:

NONE

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of James C. Lynch
of March A.D., 19 98 at 9:41 o'clock the 10th day
of Deeds A. M., and duly recorded in Vol. M98
on Page 7633

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Koon