

68540

001 23 P3:40 Vol. 1798 Page 39024

B. JOYCE COLTON
19969 MORGAN
SEND OR 97702
First Party's Name and Address
WALTER DON HOLLUMS
C/O 201 E. COLFAX AVE
DENVER CO 80203
Second Party's Name and Address

After recording, return to (Name, Address, Zip):
WALTER DON HOLLUMS
201 E. COLFAX AVE.
DENVER CO 80203

Until requested otherwise, send all tax statements to (Name, Address, Zip):
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/instru-
ment/microfilm/reception No. _____,
Records of said County.
Witness my hand and seal of County
affixed.

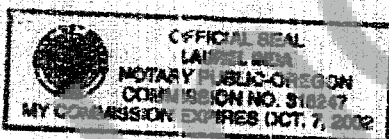
NAME _____ TITLE _____
By _____, Deputy.

MTIC 45782-Mg
AFFIANT'S DEED

THIS INDENTURE made this 22ND day of OCTOBER, 1998, by and
between B. JOYCE COLTON, as Personal Representative and
the affiant named in the duly filed affidavit concerning the small estate of ROY ERNEST HAMPTON
and WALTER DON HOLLUMS, deceased, hereinafter called the first party,
hereinafter called the second party; WITNESSETH:

For value received and the consideration hereinafter stated, 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 and assigns all the
estate, right and interest of the estate of the deceased, whether acquired by operation of the law or otherwise, in that certain real prop-
erty situated in the County of KLAMATH, State of Oregon, described as follows, to-wit:

PLEASE SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION



TO HAVE AND TO HOLD the same unto the second party, and second party's heirs, successors-in-interest and assigns
forever.
(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 34,000.00. *However, the
actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate
which) consideration. * (The sentence between the symbols *, if not applicable, should be deleted. See ORS 93.030.)

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 REG-
ULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-
PRIATE 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 30.932.

B. Joyce Colton
B. JOYCE COLTON

Personal Representative and Affiant

STATE OF OREGON, County of DESCHUTES
This instrument was acknowledged before me on _____, 19____,
by _____ ss.

This instrument was acknowledged before me on OCTOBER 22ND, 1998,
by B. JOYCE COLTON
as AFFIANT AND PERSONAL REPRESENTATIVE
of THE SMALL ESTATE OF ROY ERNEST HAMPTON

Laurel Reed
Notary Public for Oregon
My commission expires 10-07-02

EXHIBIT 'A'
LEGAL DESCRIPTION

39025

A portion of Lot 15 in Block 42, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is 97.4 feet in a Southeasterly direction along the Northeasterly line of Alameda Street (which line is the arc of a 3 degrees 55' curve to the left) and thence in a Northeasterly direction along a radial line to the above mentioned curve a distance of 75 feet from the extreme Southeasterly corner of Lot 14, Block 42, HOT SPRINGS ADDITION, being the true point of beginning; thence in a Southeasterly direction 46 feet, more or less, to a point which is on a radial line of the above mentioned curve and 69.8 feet, more or less, along the said radial line in a Northeasterly direction from its intersection with the Northerly line of Williams Addition to the City of Klamath Falls, Oregon; thence along said radial line in a Northeasterly direction 61.24 feet to a point on the Westerly line of Pacific Terrace which point is North 20 degrees 55' West along said Westerly line of Pacific Terrace 120.7 feet from its intersection with the Northerly line of Williams Addition; thence North 20 degrees 55' West along the Westerly line of Pacific Terrace 7.8 feet to a point on the alley line; thence following the alley line in a Northwesterly direction 39 feet, more or less, to a point which is the most Northeasterly corner of the Cecil Humphrey property described in that deed dated May 26, 1928, and recorded on page 312, Book 83, Deed Records of Klamath County; thence in a Southwesterly direction along said property of Cecil Humphrey 75.4 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle
of October AD, 19 98 at 3:40 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 39024 the 23rd day

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Brown