

# AFFIANT'S DEED

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Phillip Gardner, the Affiant named in the duly filed AFFIDAVIT OF CLAIMING SUCCESSOR OF SMALL ESTATE OF TESTATE ESTATE of Gene Gardner, Deceased, does hereby convey to Elouise McCormack, Grantee, the following described real property free of encumbrances except as specifically set forth herein, situated in Klamath County, Oregon, as described below:

Lot 21, KENNICOTT COUNTRY ESTATES, in the County of Klamath, State of Oregon.

## SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Kennicott Country Estates.
4. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument including the terms thereof, recorded April 15, 1960 in Book 14, Page 45.

Property ID: R561467; Map Tax Lot: R-3909-012BC-06800-000  
Residence located at 5887 Estate Drive, Klamath Falls, OR 97603

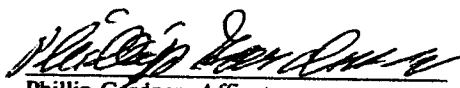
The true consideration for this conveyance consists of \$-0- (the property is transferred pursuant to the settlement of the Small Estate of Gene Gardner, Deceased).

The liability and obligations of the Affiant to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein, or provided by law, shall be limited to the extent of coverage that would be available to Affiant under any policy of title insurance issued to Grantee at the time Affiant acquired such property. The limitations contained herein expressly do not relieve Affiant of any liability or obligations under this instrument, but merely define the scope, nature and amount of such liability or obligations.

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(S) ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.


In Witness Whereof, the affiant has executed this instrument.

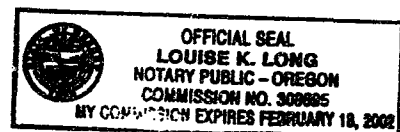
This 8<sup>th</sup> day of June, 1999.

  
Phillip Gardner, Affiant

STATE OF OREGON, County of Marion ) ss.

This instrument was acknowledged before me on June 8, 1999 by Phillip Gardner, as Affiant of the Small Estate of Gene Gardner.

Before Me:   
Notary Public for the State of Oregon



## GRANTOR:

Phillip Gardner,  
As Affiant of the Small Estate of Gene Gardner  
4937 Kale St. NE  
Salem, OR 97305-3341

## GRANTEE:

Elouise McCormack  
3130 Diamond  
Klamath Falls, OR 97601

After Recording, Return to and  
Send Tax Statements to:

Elouise McCormack  
3130 Diamond  
Klamath Falls, OR 97601

State of Oregon, County of Klamath  
Recorded 6/11/99, at 2:26 P. m.  
In Vol. M99 Page 23135  
Linda Smith,  
County Clerk

Fees 30 KK