

NS

Estate of Fred A. Crapo

First Party's Name and Address
John F. Bainbridge, Jr.

Second Party's Name and Address

After recording, return to (Name, Address, Zip):
John F. Bainbridge, Jr.
1722 Logan Street
Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):
same as above

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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/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Records of said County.

Witness my hand and seal of County affixed.

SPACE RESERVED
FOR
RECORDER'S USE

NAME TITLE

By _____, Deputy.

MTC 49176-MS

AFFIANT'S DEED

THIS INDENTURE made this 7th day of October, 1999, by and between Rebecca L. Hoffman the affiant named in the duly filed affidavit concerning the small estate of Fred A. Crapo, deceased, hereinafter called the first party, and John F. Bainbridge, Jr. 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 property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

SEE EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE



(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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 \$ 75,900.00. 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 ², 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 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.

Rebecca L. Hoffman
Rebecca L. Hoffman

Affiant

STATE OF OREGON, County of Marion
This instrument was acknowledged before me on October 11, 1999
by Rebecca L. Hoffman
This instrument was acknowledged before me on _____, 19____
by _____
as _____
of _____

Brandi L. Carter
Notary Public for Oregon
My commission expires Nov. 20, 2001

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EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at a point on the East line of Lot 6, VICORY ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, 100 feet South of the Northeast corner of said lot, said point of beginning being on the West line of Logan Street, 100 feet South of its intersection with the South line of Shasta Way; thence West parallel to the North line of Lot 6, 100 feet; thence South parallel to the West line of Lot 6, 75 feet; thence East parallel to the North line of Lot 6, 100 feet to the West line of Logan Street; thence North to the point of beginning.

State of Oregon, County of Klamath
Recorded 10/13/99, at 11:24 a.m.
In Vol. M99 Page 40662
Linda Smith,
County Clerk Fee \$ 35⁰⁰