

01 DEC 20 PM 3:06

Vol. M01, Page 65215
STATE OF OREGON,

ROLLIN BAKER

First Party's Name and Address

NICK A. TUBBS & MONA TUBBS
1293 LYNNEWOOD BLVD.
KLAMATH FALLS, S OR 97601

Second Party's Name and Address

After recording, return to (Name, Address, Zip):

NICK A. & MONA TUBBS
1293 LYNNEWOOD BLVD.
KLAMATH FALLS, OR 97601

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

NICK A. & MONA TUBBS
1293 LYNNEWOOD BLVD.
KLAMATH FALLS, OREGON 97601

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath
Recorded 12/20/01 3:06 P. m.
Vol M01, Pg 65215 - 16
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

mtc 55812-KR

AFFIANT'S DEED

THIS INDENTURE made this 19th day of December, 2001, by and between ROLLIN L. BAKER the affiant named in the duly filed affidavit concerning the small estate of DONNA N. PERNIGOTTI BAKER, deceased, hereinafter called the first party, and NICK A. TUBBS and MONA TUBBS, husband and wife 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 ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

COMMONLY KNOWN AS: 805 Plum Avenue Klamath Falls, Oregon 97601 and
445 S. 8th Street, Klamath Falls, Oregon 97601

Tax Account #: 3809-032AA-13200-000 Key #414386 and
3809-032AD-01700-000 Key #414439

(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 \$ 54,000.00. 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 ^o, 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.

Rollin L. Baker
ROLLIN L. BAKER

Affiant

STATE OF OREGON, County of Crook) ss.

This instrument was acknowledged before me on December 19, 2001, 19
by ROLLIN L. BAKER

This instrument was acknowledged before me on _____, 19____
by _____



Kerri Jo Talburt
Notary Public for Oregon
My commission expires _____

26.00

65216

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Lot 10, Block 1, HOLLISTER ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

A parcel of land situated in the SE1/4 of the NE1/4 of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 21.97 chains South and 5.67 chains West of the corner common to Sections 28, 29, 32 and 33, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, said point being the most Easterly corner of Lot 1, Block 95 in Klamath Addition to the City of Klamath Falls, Oregon; thence South 51 degrees 4' East 70 feet; thence North 38 degrees 56' East 60 feet; thence South 51 degrees 4' East 50 feet to the Northwesterly line of Plum Avenue; thence North 38 degrees 56' East along the Northwesterly line of Plum Avenue 30.52 feet to the most Southerly corner of Block 1 in Hollister Addition to the City of Klamath Falls, Oregon; thence North 51 degrees 4' West 120 feet; thence South 38 degrees 56' West 90.52 feet more or less to the point of beginning, EXCEPTING THEREFROM the Northwesterly 20 feet reserved as an alley and being a portion of Lot 3, Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and that portion conveyed to the City of Klamath Falls, Oregon, a municipal corporation, by Deed recorded August 2, 1965 in Volume M65, page 542, Microfilm Records of Klamath County, Oregon.