

04 OCT 1 11:03

NN

MTK - 668 80 ST

Annette McClellan

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Annette McClellan

Second Party's Name and Address

After recording, return to (Name, Address, Zip):
Annette McClellan
7324 Philpott Lane
Bonanza, OR 97623

Until requested otherwise, send all tax statements to (Name, Address, Zip):
Annette McClellan
7324 Philpott Lane
Bonanza, OR 97623

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath
Recorded 10/01/04 11:03a m
Vol M04 Pg 66342-43
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

AFFIANT'S DEED

THIS INDENTURE dated

September 30, 2004

, by and between

the affiant named in the duly filed affidavit concerning the small estate of

Georgia Jane McCaskey

and

Annette McClellan

, 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 property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

See Attached Exhibit "A"

(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 \$040179.65. ^{Small Estate} 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.

Annette McClellan

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.

Affiant

STATE OF OREGON, County of

Klamath

This instrument was acknowledged before me on

October 1, 2004

by Annette McClellan

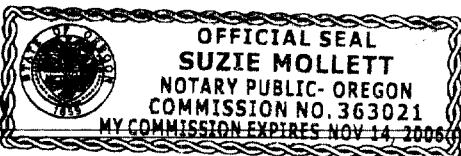
This instrument was acknowledged before me on

October 1, 2004

by Annette McClellan

as Heir

of The Estate of Georgia Jane McCaskey



Suzie Mollett

Notary Public for Oregon

My commission expires 11/14/2006

26 am

66343

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at the Northeast corner of Lot 12 of Block 94 of BUENA VISTA ADDITION to the City of Klamath Falls, Oregon; thence Southwesterly along the Southerly line of Upham Street, a distance of 50 feet; thence Southeasterly and parallel to Siskiyou Street (formerly Campo Street), a distance of 145 feet to the South line of said Lot 12; thence Northeasterly and parallel to Upham Street a distance of 50 feet to Siskiyou Street; thence Northwesterly along the Westerly line of Siskiyou Street, a distance of 145 feet to the place of beginning, being the Easterly 50 feet of Lot 12 of Block 94 of BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-029CC-01800-000

Key No: 366473