

NN

NTC - 61689 PR



The Estate of Kay McGinnis
C/O Michael McGinnis MD
8 Steward, Clarksburg, NJ 08510
First Party's Name and Address

Todd Schroeder
6603 Appaloosa Court
Klamath Falls, OR 97603
Second Party's Name and Address

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

Todd Schroeder
6603 Appaloosa Court
Klamath Falls, OR 97603

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

Todd Schroeder
6603 Appaloosa Court
Klamath Falls, OR 97603

SPACE RESERVED
FOR
RECORDER'S USE

Vol M04 Page 66641

State of Oregon, County of Klamath
Recorded 10/01/04 3:14 p m
Vol M04 Pg 66641
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

AFFIANT'S DEED

THIS INDENTURE dated September 1st, 2004, by and between
Michael Clifton McGinnis, MD
the affiant named in the duly filed affidavit concerning the small estate of
Kay McGinnis also known as Kathryn P. McGinnis, deceased, hereinafter called the first party,
and Todd J. Schroeder and Vicki L. Schroeder, as tenants by the entirety
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:

LOT 31 IN TRACT "A" FRONTIER TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

ACCOUNT NO.: 3606-010BC-02600-000

KEY# 313967

(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 \$ 28,000.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is a part of the whole (indicate which consideration is the same as the above or is in addition to the above, and to what county).~~

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.

Michael Clifton McGinnis MD

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 New Jersey, County of Monmouth ss.

This instrument was acknowledged before me on September 14, 2004,
by DEBRA C FORMAN

This instrument was acknowledged before me on September 14, 2004,
by

as Notary Public
of Central State Medical Center

DEBRA C. FORMAN
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 9/25/2006

Debra C Forman
Notary Public for Oregon
My commission expires 9/25/06

2/00
am