

Returned @ Counter

After recording, return to:
Justin Throne, Esquire
280 Main Street
Klamath Falls OR 97601

State of Oregon, County of Klamath
Recorded 11/23/04 2 01 p m
Vol M04 Pg 80763-64
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

Until Further Notice, send tax statements to:

Donna Reeder
200 Lewis Street
Klamath Falls, OR 97601

AFFIANT'S DEED

THIS INDENTURE made this 23rd day of November, 2004, by and between DONNA REEDER, the affiant named in the duly filed affidavit concerning the small estate of JAMES C. DUNCAN, deceased, Case No. 0402255 CV, hereinafter called the first party, and DONNA REEDER, DINAH DUNCAN-HILL RITA SMITH, and SARAH REVIS, as tenants in common, hereinafter called the second party: witnesseth:

For value received and the consideration hereinafter stated, the receipt whereof hereby is acknowledged, 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, successor-in-interest and assigns all the estate, right and interest of the deceased at the time of decedent's death, and all the right, title and interest that the estate of the deceased by operation of the law or otherwise may have thereafter acquired in that certain real property situated in the County of Klamath, State of Oregon described as follows, to-wit:

The northerly 40 feet of the east 1/2 of Lot 11, Block 7, LAKESIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

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 is according to the terms of the Last Will of James C. Duncan.

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.

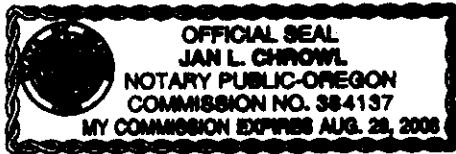
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IN WITNESS WHEREOF, The first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Donna L. Reeder

STATE OF OREGON]
] ss.
County of Klamath]

The foregoing instrument was acknowledged before me this 23rd day of November, 2004, by DONNA REEDER.



Jan L. Chrowl
Notary Public for Oregon
My Commission expires: