M05-70274

Klamath County, Oregon 12/02/2005 08:34:55 AM

Pages 1 Fee: \$21.00

AFFIANT'S DEED

First Party's Name and Address:

Marie A. Bymaster, as Claiming Successor for the Small Estate of Ruth Johanna Sutphen, 671 Silver Bridle Road Walnut, CA 91789

Second Partys' Name and Address:

Marie A. Bymaster, Charles W. Sutphen and Alan J. Sutphen, tenants-in-common 671 Silver Bridle Road Walnut, CA 91789

After recording, return to:

Boivin, Uerlings & Dilaconi, P.C.

Attn: Barbara M. Dilaconi 803 Main Street, Suite 201 Klamath Falls, OR 97601

Send all property tax statements to:

Marie A. Bymaster 671 Silver Bridle Road Walnut, CA 91789

THIS INDENTURE made this <u>43 RD</u> day of <u>NOVEMBER</u>, 2005, by and between Marie A. Bymaster, the affiant named in the duly filed Affidavit concerning the Small Estate of Ruth Johanna Sutphen, Klamath County Circuit Court Case #05-02302CV, deceased, hereinafter called the first party, and Marie A. Bymaster, Charles W. Sutphen and Alan J. Sutphen, tenants-in-common, 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 partys' 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:

Real property located in Klamath County, Oregon, more particularly described as follows:

Lot 11, Block 96, Klamath Falls Forest Estates Highway 66, Unit, Plat No. 4, as recorded in Property Tax Id #R395067 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, stated in terms of dollars, is \$0-estate distribution. 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 APPROPERTATE 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 JUSTIA.

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 its board of directors.

STATE OF CALIFORNIA)

County of Orange

This instrument was acknowledged before me on Nov. 22.L., 2005 by Marie A. Bymaster, as Claiming Successor for the Small Estate of Ruth Johanna Sutphen.

Orange County

Sugar Notary Public for California .

My Commission Expires: