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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



MTC 74327-DS

Steve R. Asher

M06-15262

Klamath County, Oregon

07/28/2006 03:24:22 PM

Pages 1 Fee: \$21.00

First Party's Name and Address

Jonathan B. Penoyar

803 Mitchell St.

Klamath Falls, OR 97601

Second Party's Name and Address

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

Jonathan B. Penoyar

803 Mitchell St.

Klamath Falls, OR 97601

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

SP.

RE

MT-74327-DS

AFFIANT'S DEED

THIS INDENTURE dated July 13, 2006, by and between

STEVE R. ASHER

the affiant named in the duly filed affidavit concerning the small estate of SANDRA RAE TRAHAN

, deceased, hereinafter called the first party,

and JONATHAN B. PENOYAR

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:

The North 40 feet of Lots 532 and 533 in Block 127 of MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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 \$ 108,000.00. 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 ¹, 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.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Steve R. Asher
STEVE R. ASHER

Affiant

STATE OF OREGON, County of Jackson

This instrument was acknowledged before me on 7-22-06

by Steve R. Asher

This instrument was acknowledged before me on

by

as

of



Notary Public for Oregon

My commission expires

4-13-09