

MTC 75934-MS

2006-017199

Klamath County, Oregon



08/28/2006 11:13:10 AM

Fee: \$26.00

Michael R. Hand, Sr.
First Party's Name & Address

Michael Ray Hand
Second Party's Name & Address

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

Michael Ray Hand
1701 121 Street, SE, #Q102
Everett, WA 98208

Until requested otherwise, send all tax statements to (Name, Address, Zip)
Same as above

Escrow #759340MS

AFFIANT'S DEED

THIS INDENTURE dated August 23, 2006, by and between Michael R. Hand, Sr. the affiant named in the duly filed affidavit concerning the small estate of Osavilla Burgess, deceased, hereinafter called the first party, and Michael Ray Hand, 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 LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE

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 \$pursuant to Small Estate filed on August 11, 2006, as probate #06-03335CV.°However, the actual consideration consists of or includes ☐her property ☐r value given or promised which is part of the the whole (indicate which) consideration. ° (The sentence between the symbols °, if not applicable, should be deleted. See ORS 93.030.)

IN WITNESS WHEREOF, the first party has executed this instrument; if the 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.

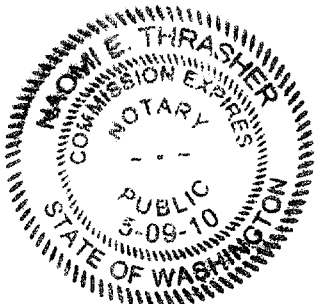
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THUS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND 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)).

Michael Ray Hand Sr.
Michael Ray Hand, Sr.

Affiant

STATE OF WASHINGTON, County of Saukumish ss.

This instrument was acknowledged before me on 24th August 2006
by Michael R. Hand, Sr. as claiming successor of the Estate of Osavilla Burgess, Deceased.



Naomi E. Thrasher
Notary of Public for Washington
My Commission Expires: May 7 2010

26.00

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Lot 355, Block 123, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, said parcel being more particularly described as follows:

Beginning at the Southeast corner of the intersection of Home Avenue with Division Street; thence Easterly along the South line of Home Avenue a distance of 200 feet; thence Southerly at right angles to Home Avenue to the North line of the alley running through said Block 123; thence Easterly along the North line of said alley a distance of 85 feet; which said point is the Southeast corner of that certain parcel of property described in deed recorded in Volume 283, page 428, Deed Records of Klamath County, Oregon, and which said point is the True Point of Beginning of the property herein described; thence Easterly along the North line of said alley a distance of 30 feet; thence Northerly at right angles to said North line of alley to the South line of the right of way of the main canal of the U.S.R.S.; thence Northwesterly along the said Southerly line of said canal right of way to a point which is perpendicular to the point of beginning, and which said point is on the Easterly boundary line of that parcel of property described in deed recorded in Volume 283, page 428, Deed Records of Klamath County, Oregon; thence Southerly to the true point of beginning.

Tax Account No:3809-033AD-05700-000Key No:481455