

1st 1074994

2007-015582

Klamath County, Oregon



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09/04/2007 03:42:29 PM

Fee: \$31.00

**COVER SHEET**

ORS: 205.234

This cover sheet has been prepared by the persons presenting the attached instrument for recording. Any errors in this cover sheet DO NOT affect the transaction(s) contained in the instrument itself.

After recording, return to:

Larry E. Pridumore  
4801 Clinton  
Klamath Falls, OR 97603

The date of the instrument attached is Aug. 29, 2007.

1) NAMES(S) OF THE INSTRUMENT(S) required by ORS 205.234(a)

Affiant's Deed

2) PARTY(IES)/GRANTOR, required by ORS 205.125(1)(b) and ORS 205.160:

Larry E. Pridumore, SR.

3) PARTY(IES)/GRANTEE, required by ORS 205.125(1)(b) and ORS 205.160

Larry E. Pridumore, SR, Shari A. Cox,  
Anita Jane Atkinson & Helen Louise Bradford

4) TRUE and ACTUAL CONSIDERATION (if any), ORS 93.030

\$ 5

5) FULL OR PARTIAL SATISFACTION ORDER or WARRANT FILED IN THE COUNTY CLERK'S LIEN RECORDS, ORS 205.121(1)(c)

\_\_\_\_\_

6) RE-RECORDED to correct: \_\_\_\_\_

Previously recorded as: \_\_\_\_\_

NS



Larry E. Pridemore  
48011 Clinton  
Klamath Falls, OR 97603  
 First Party's Name and Address

Second Party's Name and Address  
 After recording, return to (Name, Address, Zip):  
Larry E. Pridemore  
48011 Clinton  
Klamath Falls, OR 97603

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

SPACE RESERVED  
 FOR  
 RECORDER'S USE

STATE OF OREGON,  
 County of \_\_\_\_\_ } ss.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ and/or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_, Records of said County.

Witness my hand and seal of County affixed.

NAME TITLE

By \_\_\_\_\_, Deputy.

**AFFIANT'S DEED**

THIS INDENTURE made this 29th day of August, 2007 ~~XXXX~~, by and between Larry E. Pridemore, Sr. the affiant named in the duly filed affidavit concerning the small estate of Jessie M. Pridemore and Larry E. Pridemore, Sr., Shari A. Cox, Anita Jane Atkinson and Helen Louise Bradford\*, hereinafter called the second party; WITNESSETH: \*\* as tenants in common

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 ATTACHED LEGAL DESCRIPTION

(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 \$ 1.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ~~XX~~ the whole (indicate which) consideration. (The sentence between the symbols <sup>o</sup>, 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.

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.

Larry E. Pridemore Sr.

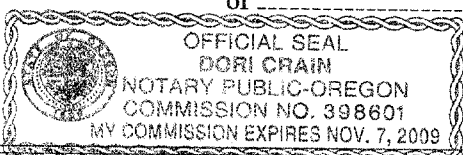
Affiant

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on Aug. 30, 2007, 19\_\_\_\_, by Larry E. Pridemore, Sr.

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,

by \_\_\_\_\_, as \_\_\_\_\_ of \_\_\_\_\_



Notary Public for Oregon  
 My commission expires 11/7/09

**Exhibit "A"**

Real property in the County of Klamath, State of Oregon, described as follows:

PARCEL 1:

BEGINNING AT A POINT 830 FEET NORTH OF THE CORNER COMMON TO SECTIONS 19, 20, 29 AND 30 IN TOWNSHIP 38 SOUTH, RANGE 9 EAST WILLAMETTE MERIDIAN; THENCE WEST 665 FEET TO THE POINT BEGINNING; THENCE SOUTH 300 FEET, THENCE EAST 100 FEET, THENCE NORTH 150 FEET, THENCE EAST 50 FEET, THENCE NORTH 150 FEET, THENCE WEST 150 FEET, TO THE POINT OF BEGINNING.

PARCEL 2:

A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 38 SOUTH, RANGE 9 EAST WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A HALF INCH IRON PIN ON THE SOUTH RIGHT OF WAY LINE OF GAGE ROAD MARKING THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED AS PARCEL 2 IN VOLUME M95, PAGE 8695, DEED RECORDS OF KLAMATH COUNTY, OREGON, FROM WHICH THE SOUTHEAST CORNER OF THE SAID SECTION 19 BEARS EAST 665.31 FEET AND SOUTH 829.79 FEET; THENCE SOUTH, ALONG THE EAST LINE OF SAID PARCEL 2, 299.87 FEET; THENCE WEST 7.50 FEET; THENCE NORTH 299.87 FEET; THENCE EAST 7.50 FEET TO THE POINT OF BEGINNING, CONTINUING 2,249 SQUARE FEET. SEE MAP OF "PROPERTY LINE ADJUSTMENT 42-97" ON FILE AT THE OFFICE OF THE KLAMATH COUNTY SURVEYOR.

Tax Parcel Number: R439065