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



Small Estate of Ethel Lucille Walker

2007-021601

Klamath County, Oregon

First Party's Name and Address

Beverly J. Nelson

James R. Warner

Second Party's Name and Address

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

Blair M. Henderson, Atty.

404 Main Street, Suite 3

Klamath Falls, OR 97601

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

Beverly J. Nelson

6457 Patterson Street

Klamath Falls, OR 97603



00037750200700216010010017

SPACE RESERVE  
FOR  
RECORDER'S USE

12/31/2007 08:36:07 AM

Fee: \$21.00

## AFFIANT'S DEED

THIS INDENTURE dated December 28, 2007, by and between Beverly J. Nelson, the affiant named in the duly filed affidavit concerning the small estate of Ethel Lucille Warner, deceased, hereinafter called the first party, and Beverly J. Nelson and James R. Warner, 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:

Lot 10, Block 4, Tract No. 1087, First Addition to Banyon Park, in the County of Klamath, State of Oregon.

Property ID #R571456/Map Tax Lot #R-3909-014BA-06000-000

(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 \$ Estate Distribution. 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.<sup>(3)</sup> (The sentence between the symbols <sup>(3)</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.

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)).

Beverly J. Nelson  
BEVERLY J. NELSON

Affiant

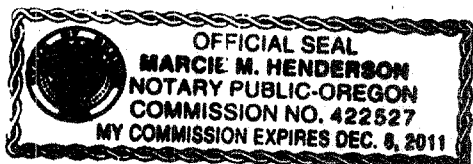
STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on December 28, 2007, by Beverly J. Nelson

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

by \_\_\_\_\_,

as \_\_\_\_\_,

of \_\_\_\_\_.



Notary Public for Oregon

My commission expires 12/8/11