

2008-001526

Klamath County, Oregon



00039635200800015260030030

02/05/2008 02:59:10 PM

Fee: \$31.00

FATCO 1122508 1156727

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:

Andrew Trembley
118 Main St.
Klamath Falls OR 97601

The date of the instrument attached is 2-4-08

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:

Clairene Watterson Affiant
Small estate of
Keith Lewis Watterson

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

Andrew Trembley

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

\$ 45,000

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: _____

F 31

NA

AFFIANT'S DEED

THIS INDENTURE Made this 4TH day of FEBRUARY, ~~XX~~2008, by and between CLAIRENE WATTERSON the affiant named in the duly filed affidavit concerning the small estate of KEITH LEWIS WATTERSON and ANDREW TREMBLEY, deceased, hereinafter called the first party, hereinafter called the second party; WITNESSETH:

For value received and the consideration hereinafter stated, the receipt whereof hereby is acknowledged, 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-in-interest and assigns all the estate, right and interest of the deceased at the time of decedent's death, and all the right, title and interest that the estate of the deceased by operation of the law or otherwise may have thereafter acquired in that certain real property situated in the County of KLAMATH, State of Oregon, described as follows, to-wit:

LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF AS EXHIBIT "A"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 \$ 45,000.00.

① However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).^① the whole

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.

Clairene Watterson
Affiant

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.

STATE OF OREGON, County of KLAMATH) ss.

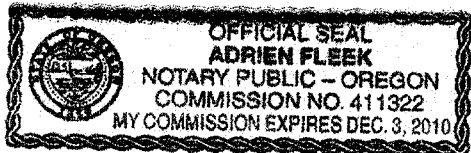
This instrument was acknowledged before me on Feb 5, 2008, by CLAIRENE WATTERSON

This instrument was acknowledged before me on _____, 19____,

by _____

as _____

of _____



Adrien Fleek
Notary Public for Oregon
My commission expires 12-3-10

STATE OF OREGON, } ss.
County of _____

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. _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME _____ TITLE _____
By _____, Deputy

SPACE RESERVED
FOR
RECORDER'S USE

Grantor's Name and Address

Grantee's Name and Address

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

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

EXHIBIT 'A'

File No.: **7021-1156727 (ALF)**

Property: **221 S Rogers Street, Klamath Falls, OR 97601**

ALL THAT PORTION OF LOT 12 IN BLOCK 7 OF LAKESIDE ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, ACCORDING TO THE DULY RECORDED PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 12; THENCE NORTH 83° 15' EAST, ALONG THE MOST NORTHERLY LINE OF SAID LOT 12, 55 FEET; THENCE SOUTH 6° 45' EAST, PARALLEL TO THE WESTERLY LINE OF LEWIS STREET, 60 FEET TO THE SOUTHERLY LINE OF SAID LOT 12; THENCE 83° 15' WEST, ALONG THE SOUTHERLY LINE OF LOT 12, 55 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12; THENCE NORTH 6° 45' WEST ALONG THE WESTERLY LINE OF SAID LOT 12, 60 FEET TO THE POINT OF BEGINNING.

A.P.N. R630730