

2008-014678

Klamath County, Oregon



00055415200800146780020029

10/29/2008 11:55:16 AM

Fee: \$26.00

Grantor's Name and address:
William C. Ezell, Claiming Successor
1880 Hawthorne Street
Klamath Falls, OR 97601

Grantee's Name and address:
William C. Ezell
1880 Hawthorne Street
Klamath Falls, OR 97601

After recording return to:
William C. Ezell
10295 SW Trapper Terrace
Beaverton, OR 97008

Until a change is requested all
tax statements shall be sent to
the following address:
William C. Ezell
10295 SW Trapper Terrace
Beaverton, OR 97008

AFFIANT'S DEED

THIS INDENTURE made this ____ day of October, 2008, by and between William C. Ezell, CLAIMING SUCCESSOR, the affiant named in the duly filed affidavit concerning the small estate of Betty A. Ezell, deceased, hereinafter called the first party, and William C. Ezell, 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 the 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:

A PORTION OF LOT 1, BLOCK 4, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, ALSO REFERRED TO THE BACK 62 FEET OF LOT 1 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 1; THENCE NORTH 21 DEGREES 14' WEST ALONG THE ALLEY 100 FEET; THENCE NORTH 68 DEGREES 46' EAST 41.3 FEET; THENCE SOUTH 89 DEGREES 38' EAST 22.3 FEET; THENCE SOUTH 21 DEGREES 14' EAST 91.8 FEET; THENCE SOUTH 68 DEGREES 46' WEST 62 FEET TO THE POINT OF BEGINNING

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 AND TO DETERMINE ANY LIENS OR 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 ORS 197.352.

To Have and to Hold the same unto the second party and the 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 \$ -0-.

*However, the actual consideration consists of or includes other property or value given or promised which is the whole/part of the consideration.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this ____ day of October 2008; if a corporate grantor, 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.

By:

William C Ezell
William C. Ezell, Claiming Successor

STATE OF OREGON)

County of Washington) ss

Dated:

On October 21, 2008 before me, Mary Chapman, Notary Public, personally appeared William C. Ezell personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

Before me:

Mary Chapman
Notary Public for Oregon
My Commission Expires: 6-29-12

