

2008-014688

Klamath County, Oregon



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10/29/2008 03:08:07 PM

Fee: \$26.00

ATE 66264
After Recording Return to:
GARLAND FAMILY TRUST
1020 Tamera Dr

Klamath Falls, OR 97601
Until a change is requested all tax statements
Shall be sent to the following address:
SAME AS ABOVE

AFFIANT'S DEED

THIS INDENTURE dated October 27, 2008, by and between PATRICIA ANN WRYN, as an Individual, heir and Claiming Successor and FRED L. AHL, as SOLE HEIRS named in the duly filed affidavit concerning the ^{Small} ~~same~~ estate of MILDRED EVELYN LELIEVRE, deceased, hereinafter called the first party, FRED L. GARLAND III and SUSAN M. GARLAND, TRUSTEES OF THE GARLAND FAMILY TRUST, hereinafter called the second party; WITNESSETH;

* Case No 08-394 CV

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, to-wit:

Lot 25, Block 1, Bryant tracts No. 2, according to the official plat thereof on file in the office of the Clerk of Klamath County.

CODE: 041 MAP: 3809-034DD TL: 07700 KEY: 446315

TO HAVE AND TO HOLD the same unto the second part, 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 \$42,500.00.

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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Dated October 27, 2008.

SMALL ESTATE OF MILDRED EVELYN LELIEVRE

Patricia Ann Wryn

BY: PATRICIA ANN WRYN, AS AN INDIVIDUAL, HEIR AND CLAIMING SUCCESSOR,

Fred L. Ahl
FRED L. AHL, HEIR

STATE OF OREGON, County of Clackamas) ss.

This instrument was acknowledged before me this 28 day of Oct, 2008, by PATRICIA ANN WRYN, AS AN INDIVIDUAL, HEIR AND CLAIMING SUCCESSOR and FRED L. AHL, AS SOLE HEIRS of the Estate of MILDRED EVELYN LELIEVRE, deceased.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 66264PS

Before me: *Jill Thorn*
Notary Public for Oregon
My commission expires:

Official Seal



#26 ATE

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon
County of Klamath ss.

On October 29, 2008, personally appeared Patricia Ann Wynn
and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: Pam Shellito
Notary Public for Oregon
My commission expires: Nov 8, 2009

