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NO PART OF ANY STEVENS-NE

**2008-016822**

## Klamath County, Oregon



00057920200800168220010018

12/26/2008 11:06:05 AM

**Fee: \$21.00**

Witness my hand and seal of County affixed.

**NAME**

114

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

Mildred P Larson  
(Deceased)

First Party's Name and Address

Beverly LARSON  
1756 ABBOTT AV N  
BROOKLYN PARK, MN 55443

Second Party's Name and Address

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

Beverly LARSON  
1756 ABBOTT AV N  
BROOKLYN PARK, MN 55443

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

Beverly LARSON  
1756 ABBOTT AV N  
BROOKLYN PARK MN 55443

## AFFIANT'S DEED

THIS INDENTURE dated December 15, 2008, by and between  
Beverly A. Larson  
the affiant named in the duly filed affidavit concerning the small estate of MILDRED P. Larson  
and Beverly A. Larson, deceased, hereinafter called the first party,  
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 75 BLOCK 8 OF SPRAGUE RIVER  
VALLEY ACRES

(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 \$ 10. \*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. \* (The sentence between the symbols \*, 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  
FE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS. IF ANY, UNDER ORS.  
96.300, 185.301 AND 195.305 TO 195.306 AND SECTIONS 5 TO 11, CHAPTER 424,  
OREGON LAWS 2007, THIS INSTRUMENT DOES NOT AFFECT THE PROPERTY  
DESCRIBED IN THIS INSTRUMENT, VIOLATE OR APPLY LAND USE LAWS AND  
REQUIREMENTS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON  
RECEIVING FE 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 OF THE LOT OR PARCEL,  
TO DETERMINE ANY LIMITS OR LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS  
DEFINED IN ORS. 93.330, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING  
PROPERTY OWNERS, IF ANY, UNDER ORS. 196.300, 196.301 AND 185.305 TO 185.306  
AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Beverly M. Larson

STATE OF OREGON, County of Marion, ss.

This instrument was acknowledged before me on

by \_\_\_\_\_ This instrument was acknowledged before me on Dec. 17, 09  
by Bernie Mena  
as Personal Guarantor  
of Wells Fargo

This instrument was acknowledged before me on Dec. 17, 09



Notary Public for Oregon Minneapolis  
My commission expires Jan 31, 2012