

Return to Counter

2009-003279  
Klamath County, Oregon



03/06/2009 09:51:57 AM

Fee: \$31.00

After recording, return to:  
Justin Throne, Esq.  
280 Main Street  
Klamath Falls, OR 97601

Until further notice, send tax statements to:  
Betty Jo Gilchrist  
4250 W. 16<sup>th</sup> Street  
Greeley, CO 80634

### AFFIANT'S DEED

THIS INDENTURE by and between BETTY JO GILCHRIST, individually and as the affiant named in the duly filed affidavit concerning the small estate of SAMUEL JOHN GILCHRIST, aka JACK GILCHRIST, Klamath County Circuit Court Case No. 0803796 CV, deceased, hereinafter called the first party, and BETTY JO GILCHRIST, 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, successor-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:

SEE EXHIBIT A

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 is according to the small estate of Samuel John Gilchrist.

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

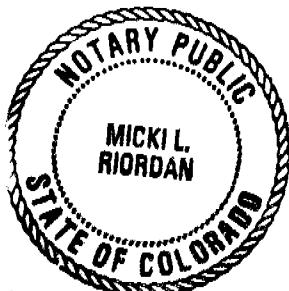
WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO  
VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS  
AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED this 25 day of Sept., 2008.

Betty J. Gilchrist

STATE OF COLORADO    )  
  ) ss.  
County of Weld    )

The foregoing instrument was acknowledged before me this 25 day of  
Sept., 2008, by BETTY JO GILCHRIST.



My Commission Expires: 09-28-2010

Micki L. Riordan  
Notary Public for ~~Oregon~~ Colorado  
My Commission expires: 9-28-2010

## EXHIBIT A

A one-fourth interest in the following real property and manufactured structure:

All that portion of the NW1/4NW1/4, Section 33, and the E1/4SE1/4SE1/4, Section 29, and the SW1/4SW1/4, Section 28, Township 39 S., R. 8 E.W.M., described as follows: Beginning at the Northeast corner of the NW1/4NW1/4, Section 33; thence S. 14' W. along the W. L. Frain fence 820 feet to the northerly line of the Klamath Falls-Ashland Road; thence S. 62° W. along said road 95.5 feet, more or less, to the Southeast corner of the tract heretofore deeded to Larry Smith and Roxie Smith, husband and wife; thence N. 21' W. along said Smith tract line 234.0 feet to the Northeast corner thereof; thence W. 82.5 feet to a corner of the tract heretofore deeded to DeLap; thence N. 21' W. along said DeLap boundary line 1193.32 feet to the southerly bank of the Emmitt ditch; thence westerly along the South line of the southerly bank of the Emmitt ditch 1800 feet, more or less, to the westerly boundary fence of the E1/2SE1/4SE1/4, Section 29; thence N. 730 feet, more or less, along said fence to the Northwest corner of said E1/2SE1/4SE1/4, Section 29; thence East along the subdivision line 1980 feet, more or less, to the Northeast corner of the SW1/4S1/4, Section 28; thence South along the easterly boundary thereof 1320 feet, more or less, to the point of beginning, containing 39 acres, more or less, EXCEPTING THEREFROM that portion conveyed to John A. Gardner and Beulah A. Gardner, husband and wife, by deed dated April 7, 1960, recorded in Volume 320, Page 358, Deed Records of Klamath County, Oregon.

Manufactured structure – 1972 Champ VIN 092966S2100