

EOB

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Janice Carter
16985 Cheyne Rd.
Klamath Falls, Or 97603
First Party's Name and Address
Dean M. & D. Maxine Barney
3739 Boardman Ave.
Klamath Falls, OR 97603
Second Party's Name and Address

After recording, return to (Name, Address, Zip):
same as above

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

2009-007279
Klamath County, Oregon



00066649200900072790020029

SPACE RES 05/26/2009 03:34:26 PM Fee: \$26.00
FOR
RECORDER'S

AFFIANT'S DEED

THIS INDENTURE dated _____, by and between
Janice Marie Carter
the affiant named in the duly filed affidavit concerning the small estate of Billy Edward Sutphin
_____, deceased, hereinafter called the first party,
and Dean M. Barney and D. Maxine Barney, as tenants by the entirety
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:

See attached Exhibit "A"

(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 \$ 116,500.00. 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 FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, 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 OF THE LOT OR PARCEL, 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 ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

x Janice Marie Carter

Affiant

STATE OF OREGON, County of Klamath ss. 5/22/2009

This instrument was acknowledged before me on
by Janice Marie Carter

This instrument was acknowledged before me on
by
as
of



Kristi L. Redd
Notary Public for Oregon
My commission expires 11/16/2011

20Ant

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at a point South 0°07' East 400 feet of a point 20 feet West and 22.4 feet South of a point marked by a one inch iron pipe in the South line of the Oregon California & Eastern Railroad right of way 16.3 feet West and 540 feet North 0°15' West of the Northeast corner of the SW1/4 of SE1/4 of Section 3, Township 39 South Range 9 East, Willamette Meridian; thence South 89°53' West 222.6 feet; thence South 28°48' East 111.4 feet; thence South 89°17' East 169 feet, more or less to a point; thence North 0°07' West 100 feet to the point of beginning.

EXCEPTING therefrom the following:

Beginning at a point South 0°07' East a distance of 400 feet from a point 20 feet West and 22.4 feet South of a point marked by a one inch iron pipe in the South line of the Oregon California & Eastern Railroad right of way, which lies 16.3 feet West and 540 feet North 0°15' West of the Northeast corner of the SW1/4 SE1/4 of Section 3, Township 39 South Range 9 East, Willamette Meridian, and running thence South 89°53' West a distance of 97.9 feet to a point; thence South 0°07' East a distance of 98.7 feet to a point on the North line of Second Avenue; thence South 89°17' East along the North line of Second Avenue, a distance of 97.9 feet to a point; thence North 0°07' West a distance of 100 feet, more or less, to the point of beginning. Being a part of the NW1/4 SE1/4 of Section 3, Township 39 South Range 9 East, Willamette Meridian, Klamath County, Oregon.