

Klamath County, Oregon



00072267200900119560050055

09/08/2009 11:34:10 AM

Fee: \$41.00

ORS: 205.234

15+ 1463764

This cover sheet has been prepared by the persons presenting the attached instrument for recording. Any errors in this cover sheet DO NOT affect the transaction(s) contained in the instrument itself.

After recording, return to:

First American Title
404 main st
Klamath Falls OR 97601

The date of the instrument attached is 2-28-05

1) NAMES(S) OF THE INSTRUMENT(S) required by ORS 205.234(a)

Bargain & Sale Deed

2) PARTY(IES)/GRANTOR, required by ORS 205.125(1)(b) and ORS 205.160:

McAuliffe Christy

3) PARTY(IES)/GRANTEE, required by ORS 205.125(1)(b) and ORS 205.160

Lauriane Ramona Oakes and
Laurellia Juanita Bieby

4) TRUE and ACTUAL CONSIDERATION (if any), ORS 93.030

\$ _____

5) FULL OR PARTIAL SATISFACTION ORDER or WARRANT FILED IN THE COUNTY CLERK'S LIEN RECORDS, ORS 205.121(1)(c)

6) RE-RECORDED to correct: _____
Previously recorded as: _____

****Being rerecorded to correct legal shown as Exhibit 'B' and addition of Affidavit of Heirship to clarify grantor name in M05-13525.**

Full

05 MAR 1 AM 11:42

Vol M05 Page 13525



Christy McAuliffe

Grantor's Name and Address

Lauriane Ramona Oakes and
Laurellia Juanita Bielby

Grantee's Name and Address

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

Ramona Oakes & Juanita Bielby
26911 Payge Way, Malin
OR 97632

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

Ramona Oakes & Juanita Bielby
26911 Payge Way, Malin OR
97632

State of Oregon, County of Klamath
Recorded 03/01/2005 11:42a m
Vol M05 Pg 13525-26
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Christy McAuliffe

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Lauriane Ramona Oakes and Laurellia Juanita Bielby, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

As shown on Exhibit "A" attached hereto
And made a part hereof as though fully set forth.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1.00. [Ⓢ] 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 construing this deed, 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 on 2/18/05; if grantor 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.

Christopher M. McAuliffe

STATE OF OREGON, County of Wheeler ss.

This instrument was acknowledged before me on 2/18/05, by Christy McAuliffe

This instrument was acknowledged before me on _____, by _____, as _____ of _____

Linda Smith
Notary Public for Oregon
My commission expires _____



NE $\frac{1}{4}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 6, Township 41 South, Range 12 E.W.M. SE $\frac{1}{4}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 31, and a portion of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 31, Twp. 40 S., R. 12 E.W.M., more particularly described as follows: Beginning at an iron pin on the Southwest corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 31; thence North along the West line of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Sec. 31 a distance of 1320.0 feet to an iron pin on the Northwest corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Sec. 31; thence East along the North line of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Sec. 31 a distance of 330 feet, more or less, to the Easterly right-of-way line of Shasta View Unit No. 4 Canal; thence Southerly and Westerly along the Easterly and Southerly right-of-way line of said canal to its intersection with the point of beginning, all in Twp. 40 S., R. 12 E.W.M. Government Lots 1 and 2 and SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Sec. 6, Twp. 41 South, Range 12 E.W.M., EXCEPT the following described tract: The South 30 feet of Government Lot 2; and that portion of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ particularly described as follows: Beginning at the Southwest corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$, and running thence East along the South line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ to its point of intersection with the Northerly right-of-way line of the County Road, as now laid out and established; thence Northerly along said Northerly right-of-way line to its point of intersection with a line 30 feet North, measured at right angles, of the South line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$; thence West, parallel with the South line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$, to the West line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$; thence South 30 feet to the point of beginning; and Lots 2, 3 and 4 of Sec. 31, Twp. 40 S., R. 12 E.W.M.

SUBJECT TO: Acreage and use limitations under provisions of the U. S. Statutes and regulations issued thereunder; Liens and assessments of Klamath Project and Shasta View Irrigation District, and regulations, contracts, easements and water and irrigation rights in connection therewith; Trusteeship for easements, rights-of-way, or conveyances in Shasta View Irrigation District, recorded May 9, 1945, in Mortgage Vol. 91 at page 573, Records of Klamath County, Oregon, as modified by a Partial Release recorded Sept. 26, 1949, in Mortgage Vol. 129 at page 95, Records of Klamath County, Oregon; Rights-of-way to The California Oregon Power Company, a California Corporation, recorded July 6, 1945, in Deed Vol. 177 at page 479, Records of Klamath County, Oregon, and recorded July 16, 1945, in Deed Vol. 177 at page 473, Records of Klamath County, Oregon; Water Users Contract recorded Nov. 21, 1949, in Mortgage Vol. 129 at page 605, Records of Klamath County, Oregon; Lien claimed by U. S. A. by Department of Agriculture, Farmers Home Administration, by virtue of a Water Facilities Loan Agreement, against land within boundaries of Shasta View Irrigation District, recorded April 24, 1951, in Mechanic Lien Book 11 at page 7, Records of Klamath County, Oregon; Rights of the public in and to that portion of the herein described property lying within the limits of roads and highways; Mortgage, recorded Feb. 26, 1952, in Mortgage Vol. 209 at page 139, Records of Klamath County, Oregon, which said mortgage grantee does not assume and grants no covenant and agree to hold grantee harmless therefrom.

Exhibit "A"

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Exhibit "B"

Real property in the County of Klamath, State of Oregon, described as follows:

PARCEL 1:

GOVERNMENT LOT 2 AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 41 SOUTH, RANGE 12 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

EXCEPT THE SOUTH 30 FEET OF GOVERNMENT LOT 2;

ALSO EXCEPT THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, AND RUNNING THENCE EAST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER TO ITS POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF THE COUNTY ROAD, AS NOW LAID OUT AND ESTABLISHED; THENCE NORTHERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO ITS POINT OF INTERSECTION WITH A LINE 30 FEET NORTH, MEASURED AT RIGHT ANGLES, OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, THENCE WEST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, TO THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 30 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

GOVERNMENT LOTS 2 AND 3 SECTION 31, TOWNSHIP 40 SOUTH, RANGE 12 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

Tax Parcel Number: R108877 R627940

**

Lauriane

AFFIDAVIT OF HEIRSHIP AND INDEMNITY

Lauriane Ramona Oakes

I/We, Laurellia Juanita Bielby, being first duly sworn, depose and say that:

1. Decedent, died in Klamath County, State of Oregon, on Aug 16, 2009 and at time of death was the owner of (real property; leasehold; mortgage or trust deed on real property) located in Klamath County, Oregon as follows: Address 26911 Payge Way, Medlin Oregon
Christy Macauliffe AKA Christopher Macauliffe.

2. Decedent left (no will; a will a copy of which is attached) and the estate is not being probated.

3. The next of kin and heirs at law of decedent (including any party who may have lived with decedent for a period of 10 years; these parties need not be living with decedent at the time of his/her death) along with their relationship to decedent, approximate age and current address:

Name	Relation	Age	Address/Phone No.
<u>Laurellia Juanita Bielby</u>	<u>Daughter</u>	<u>50</u>	<u>26911 Payge Way 541-591-2806</u>
<u>Lauriane Ramona Oakes</u>	<u>Daughter</u>	<u>50</u>	<u>26911 Payge Way 541-591-2806</u>

4. Other than those listed above, there are no other parties with whom the deceased lived, either at the time of the decedent's death, or sometime in the past, in a situation similar to "husband and wife" (although not legally married) over a 10 year period.

5. There is no debt of decedent or claim against decedent which is or will become a claim against the estate of decedent.

6. There are no children of deceased children.

7. Decedent did not live or reside in a long term care facility, as defined by Chapter 749, Oregon Law (e.g. a licensed nursing home, a licensed residential care facility, a licensed adult foster home) either at the time of his/her death or at some time after September 9, 1995.

8. This affidavit is for the purpose of inducing First American Title Insurance Company of Oregon to allow next of kin, heir(s) or devisee(s) of decedent to clear the aforementioned real property of the interest of decedent without the necessity of probate of decedent's estate.

9. I/We hereby agree to indemnify and hold harmless First American Title Insurance Company of Oregon from any and all liability, obligation, expenses, legal fees or litigation costs which it may incur as a result of the falsity or inaccuracy of any statement contained in this affidavit.

Lauriane Ramona Oakes

Laurellia Juanita Bielby

STATE OF Oregon
 County of Klamath

} ss.

This instrument was acknowledged before me on this 3 day of Sept 2009
 by Lauriane Ramona Oakes
Laurellia Juanita Bielby

Debbie K Bergener

Notary Public for Oregon

My commission expires: 12-17-2011

