

2009-015749

Klamath County, Oregon



00076752200900157490040047

12/15/2009 11:19:24 AM

Fee: \$52.00



THIS SPACE

After recording return to:
Gary Alliman
P. O. Box 1718
Winston, OR 97469

Until a change is requested all tax statements
shall be sent to the following address:
Gary Alliman
P. O. Box 1718
Winston, OR 97469

File No.: 7021-1499873 (DMC)
Date: November 24, 2009

STATUTORY WARRANTY DEED

Clifford Michael Clayton and Nancy Lee Clayton as tenants by the entirety, Grantor, conveys and warrants to **Gary Alliman**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

Lots 10 and 11, Frontier Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$8,000.00**. (Here comply with requirements of ORS 93.030)

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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, 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 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, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 8th day of December, 2009.

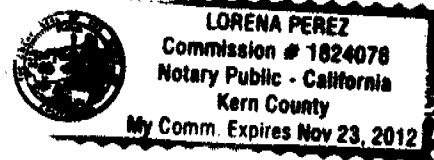
Clifford Michael Clayton
Clifford Michael Clayton

Nancy Lee Clayton
Nancy Lee Clayton

STATE OF California)
County of Kern)ss.

This instrument was acknowledged before me on this 8th day of December, 2009
by **Clifford Michael Clayton and Nancy Lee Clayton.**

Lorena Perez
Notary Public for
My commission expires:





First American

First American Title Insurance Company of Oregon

404 Main Street, Ste 1

Klamath Falls, OR 97601

(541)884-5155 - FAX (866)747-7595

AFFIDAVIT OF HEIRSHIP AND INDEMNITY

I/We, **Clifford Michael Clayton**, being first duly sworn, depose and say that:

1. Decedent, Sylvia Emma Stang, died in **Klamath County, State of Oregon**, on **April 4, 191979** and at time of death was the owner of (real property; mortgage or trust deed on real property) located in **Klamath County, Oregon** as follows:

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

Lot 11, Frontier Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 fit within the guidelines set out in number 4 below) along with their relationship to decedent, approximate age and current address:

Name	Relation/Age	Address/Phone No.
<u>Clifford A. Clayton</u> ♂	<u>Son</u>	<u>(d.) 10/20/1979</u>
<u>Sylvia E. Clayton</u>	<u>Daughter-in-law</u>	<u>(d.) 12/08/1998</u>
<u>Clifford M. Clayton</u>	<u>Grandson (61)</u>	<u>14005 Wilk Street, Banksfield CA 93312</u>
<u>Joan L. (Clayton) Toews</u>	<u>Granddaughter (24)</u>	<u>(661-) 587-9840</u>
		<u>7997 N. Applegate Rd, Grants Pass OR</u>
		<u>(541) 861-2151 97527</u>

4. If the Decedent died between October 1993 and January 1, 2000, then at the time of Decedent's death, 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.

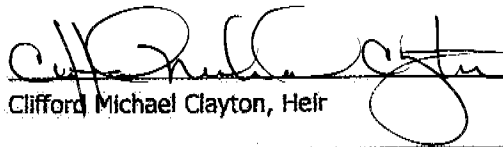
5. There is no debt of decedent or claim against decedent which is or will become a claim against the estate of decedent.

6. There are no children of deceased children— except Clifford M. Clayton and Joan L. Toews as listed above

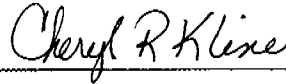
7. Decedent did not live or reside in a long term care facility, as defined by ORS 87.501 et seq (e.g. a licensed nursing home, a licensed residential care facility, a licensed adult foster home) either at the time of his/her death or at some time after September 9, 1995.

8. This affidavit is for the purpose of inducing First American Title Insurance Company of Oregon 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 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.


Clifford Michael Clayton, Heir

Subscribed and sworn to before me this 23 day of November, 2009.



Notary Public for Oregon
My commission expires:

