

Wtz 86658-15

FORM NO 1457 - AFFIANT'S DEED (Individual or Corporate)

EOB

NO PART OF ANY STEVENS-NESS FORM

2009-016315

Klamath County, Oregon



00077419200900163150020025

12/31/2009 02:24:41 PM

Fee: \$42.00

The Estate of Patricia Lou Bronson

First Party's Name and Address

D & P Properties

Second Party's Name and Address

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

D & P Properties

1143 Pine Street

Klamath Falls, OR 97601

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

same as above

SPA

REC

AFFIANT'S DEED

THIS INDENTURE dated Stanley A. Guntley

, by and between

the affiant named in the duly filed affidavit concerning the small estate of Patricia Lou Bronson

, deceased, hereinafter called the first party,

and D & P Properties, an Oregon Partnership

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 Exhibit A attached hereto and made a part hereof by this reference

(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 \$ 60,000.00. \*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.

Stanley A. Guntley  
Stanley A. Guntley

Affiant

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on 12-30-09

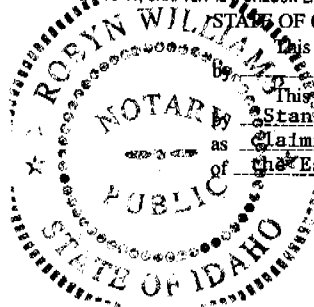
by Stanley A. Guntley

This instrument was acknowledged before me on 12-30-09

by Stanley A. Guntley

as claiming successor

of the Estate of Patricia Lou Bronson



Notary Public for Oregon Idaho

My commission expires 5-23-10

42Amt

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 34, Block 7 of HOMECREST, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

EXCEPTING THEREFROM that portion conveyed in Volume 326, page 303, Deed Records of Klamath County, Oregon, being more particularly described as follows:

A portion of Lot 34, HOMECREST, more particularly described as follows:

Beginning at the Southeast corner of Lot 33 in said subdivision; thence North  $89^{\circ}49'$  East along the Southerly line of Lot 34 of said subdivision a distance of 35 feet; thence North  $0^{\circ}11'$  West at right angles to the Southerly line of Lot 34 and parallel with the West line of said Lot to a point on the Southerly line of Crest Street; thence North  $62^{\circ}30'$  West to the lot line between Lots 33 and 34 of said subdivision; thence South  $00^{\circ}11'$  East to the point of beginning.