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2010-004931

Klamath County, Oregon



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04/26/2010 12:16:00 PM

Fee: \$37.00

William Joseph McQueen
Margaret Ann McQueen

First Party's Name and Address

William Joseph McQueen
Boonsong Manley

Second Party's Name and Address

After recording, return to (Name, Address, Zip):
William McQueen & Boonsong Manley
831 North Pine Street
Anaheim, CA 92805

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

SPACE RES
FOR
RECORDER

AFFIANT'S DEED

THIS INDENTURE dated April 26, 2010, by and between
William Joseph McQueen

the affiant named in the duly filed affidavit concerning the small estate of _____,
Margaret Ann McQueen, deceased, hereinafter called the first party,
and William Joseph McQueen and Boonsong Manley, not as tenants in common but with***,
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:

Klamath Falls Forest Estates Hwy 66 Plat #4, Block 106 Lot 5, Klamath County, Oregon

***full rights of survivorship.

(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 \$ -0-. 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 197.352. 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 197.352.

William Joseph McQueen

Affiant

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on April 26, 2010
by William Joseph McQueen

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Sarah Kness
Notary Public for Oregon
My commission expires 10/16/2010