

2010-004981

Klamath County, Oregon



00083223201000049810020029

04/27/2010 09:43:58 AM

Fee: \$42.00

ELLEN HESTER, Affiant
6508 Idaho Street
Vancouver, WA 98661-----First Party

ELLEN HESTER
6508 Idaho Street
Vancouver, WA 98661-----Second Party

After Recording, return to & send tax statements to:

ELLEN HESTER
6508 Idaho Street
Vancouver, WA 98661
Klamath County, Oregon Tax ID #R446422

AFFIANT'S DEED

THIS INDENTURE made this _____ day of _____, 2010, by and between ELLEN HESTER, the Affiant named in the duly filed Affidavit concerning the small estate of SELBY L. HESTER aka SELBY LEE HESTER, filed October 13, 2009, in Klamath County Circuit Court Case No. 09-04150CV, deceased, hereinafter called the first party, and ELLEN HESTER, 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, to have and to hold unto the second party and second party's heirs, successors-in-interest and assigns forever all the right, title and interest that the estate of the deceased by operation of the law or otherwise may have thereafter acquired in that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

See legal description attached as Exhibit "A" and incorporated by reference as though set forth in full.

This is an estate distribution. The true and actual consideration for this conveyance is NONE. The Affiant hereby certifies that this statement of the consideration for conveyance is a true and accurate statement.

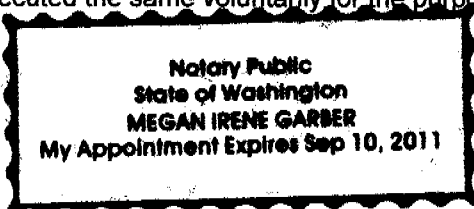
IN WITNESS WHEREOF, the first party has executed this instrument:

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 PERSONS 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

ELLEN HESTER, Affiant

STATE OF WASHINGTON)
) ss.
County of Clark)

On this 23rd day of April, 2010, before me, Megan Irene Garber, the undersigned Notary Public, personally appeared ELLEN HESTER, personally known to me, or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same voluntarily for the purpose expressed therein.



WITNESS my hand and official seal.

EXHIBIT "A"
Legal Description

Real property located in the County of Klamath, State of Oregon, commonly known as 865 Wiard Street, Klamath Falls, Oregon 97603, more particularly described as follows:

PARCEL 1:

A tract of land situated in the SW1/4 NE1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at the Southwest corner of the SW1/4 NE1/4 of said Section 35; thence Northerly along the West line of the SW1/4 NE1/4 of said Section 35, 195 feet; thence Easterly at right angles to the said West line 10 feet to the true point of beginning of this description; thence continuing Easterly 20 feet; thence Northerly parallel to the West line of the SW1/4 NE1/4 of said Section 35, 45 feet; thence Westerly at right angles to said West line 20 feet; thence Southerly to the true point of beginning.

PARCEL 2:

A tract of land situated in the SW1/4 NE1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at the Southwest corner of the SW1/4 NE1/4 of said Section 35; thence Northerly along the West line of the SW1/4 NE1/4 of said Section 35, 195 feet; thence Easterly at right angles to the said West line 60 feet; thence Northerly parallel to said West line 15 feet to the true point of beginning of this description; thence Easterly at right angles to the West line of the SW1/4 NE1/4 of said Section 35 to a point on the Southerly right-of-way line of the Enterprise Irrigation District Canal as constructed; thence Northwesterly along said Southerly right of way line of said canal to a point which is 60 feet from, measured at right angles to the West line of the SW1/4 NE1/4 of said Section 35; thence Southerly to the true point of beginning.

PARCEL 3:

A tract of land situated in the W1/2 W1/2 SW1/4 NE1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a point on the West line of the SW1/4 NE1/4 of said Section 35, said point being Northerly 325.0 feet from the Southwest corner of the SW1/4 NE1/4 of said Section 35; thence Easterly at right angles to the West line of the SW1/4 NE1/4 of said Section 35 to the East line of the W1/2 W1/2 SW1/4 NE1/4 of said Section 35; thence Southerly along said East line to the Southerly right-of-way line of the Enterprise Irrigation District Canal as presently constructed; thence Northwesterly along said Southerly right-of-way line of said canal to the West line of the SW1/4 NE1/4 of said Section 35; thence Northerly along said West line to the point of beginning. EXCEPTING THEREFROM, the Westerly 60 feet of the above-described tract of land.

TOGETHER WITH an Easement disclosed in Agreement recorded April 20, 1972, in Volume M72 Page 4181, Deed Records of Klamath County, Oregon, and Easement disclosed by Stipulated Judgment Order entered January 13, 1989, in Case #87-414CV in the Circuit Court Records of the State of Oregon for Klamath County.