

BE NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



2010-005773

Klamath County, Oregon



00084102201000057730020023

05/12/2010 11:42:35 AM

Fee: \$42.00

SPACE RESERVE
FOR
RECORDER'S

First Party's Name and Address

Second Party's Name and Address

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

Julie Anne Thompson

3362 Johns Avenue

Klamath Falls, Oregon 97603

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

same as above

mtc87366 KR

AFFIANT'S DEED

THIS INDENTURE dated MAY 12, 2010

JULIE ANNE MCDONNELL

, by and between

the affiant named in the duly filed affidavit concerning the small estate of ~~LAVONNE LOUISE MOORE~~
Small Estate 1001505CV, deceased, hereinafter called the first party,
and JULIE MCDONNELL AKA JULIE THOMPSON AND LAURA LARSEN
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 ATTACHED LEGAL DESCRIPTION MADE A PART HEREOF

(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 ~~DISTRIBUTION~~. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

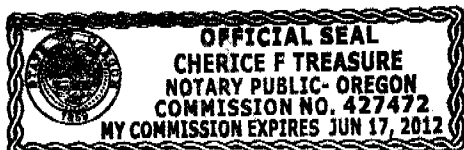
Julie Anne McDonnell
aka Julie Anne Thompson

Affiant

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on May 12, 2010
by Julie Anne McDonnell aka Julie Anne Thompson

This instrument was acknowledged before me on
by
as
of



Cherice F. Treasure
Notary Public for Oregon

My commission expires 6/17/2012

429mf

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Tract No. 25, ALTAMONT SMALL FARMS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, described as follows:

Beginning at a point in the Northerly boundary of TRACT NO. 25 ALTAMONT SMALL FARMS, said point being 132.0 feet distant Westerly from the Northeasterly corner of said tract and running thence North $88^{\circ} 46'$ West along the said Northerly boundary line of said tract 132.0 feet; thence South $9^{\circ} 11'$ West 323.2 feet, more or less to a point in the Southerly boundary of said tract; thence South $89^{\circ} 48'$ East along the said boundary of the tract 132.0 feet; thence North $0^{\circ} 11'$ East 322.0 feet to the point of beginning.