

2010-006003

Klamath County, Oregon



00084365201000060030030033

05/17/2010 03:19:54 PM

Fee: \$47.00



THIS SPACE

After recording return to:
Wayne W Wanous and Athena L
Wanous
1855 Lakeview Street
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:

Wayne W Wanous and Athena L
Wanous
1855 Lakeview Street
Klamath Falls, OR 97601

File No.: 7021-1569036 (ALF)

Date: May 03, 2010

1st 1569036

AFFIANT'S DEED

David R Hummel Affiant in the Small Estate of Donald L Hummel, Deceased No. 1001007CV, Klamath County, Grantor, conveys and warrants to Wayne W Wanous and Athena L Wanous, husband and wife as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

W
HW

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

A PORTION OF LOTS 14, 15 AND 16, BLOCK 71, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 16; THENCE SOUTH 28° 21½' EAST ALONG THE EASTERLY LINE OF LAKEVIEW AVENUE, 30 FEET TO A POINT AND THE TRUE POINT OF BEGINNING OF THE TRACT TO BE HEREINAFTER DESCRIBED; THENCE CONTINUING SOUTH 28° 21½' EAST ALONG THE EASTERLY LINE OF LAKEVIEW AVENUE TO THE MOST SOUTHERLY CORNER OF SAID LOT 16; THENCE NORTHEASTERLY ALONG THE LINE BETWEEN LOTS 14, 15, 16 AND 17 OF SAID BLOCK AND SUBDIVISION TO THE MOST EASTERLY CORNER OF SAID LOT 14; THENCE NORTH 41° 19' WEST ALONG THE EASTERLY LINE OF SAID LOT 14, 71.78 FEET TO A POINT; THENCE SOUTHWESTERLY TO THE TRUE POINT OF BEGINNING.

F

TOGETHER WITH A STRIP OF LAND 10 FEET IN WIDTH DESCRIBED IN DEED FROM THOMAS THOMSON AND ELEANOR THOMSON, HUSBAND AND WIFE TO JACK R. SCHULZE AND BARBARA L. SCHULZE, HUSBAND AND WIFE, DATED APRIL 05, 1971, RECORDED APRIL 07, 1971 IN VOLUME M71 PAGE 8666, DEED RECORDS OF KLAMATH COUNTY, OREGON, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: A TRACT OF LAND SITUATED IN LOTS 14, 15, AND 16 OF BLOCK 71, BUENA VISTA ADDITION, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH BEARS NORTH 41° 19' WEST, 71.78 FEET FROM THE EASTERLY CORNER OF LOT 14; THENCE NORTH 41° 19' WEST, 10.27 FEET ALONG THE EASTERLY LINE OF LOT 14 TO A POINT; THENCE SOUTH 61° 38' 30" WEST, 128.41 FEET TO A POINT ON THE WESTERLY LINE OF LOT 16; THENCE SOUTH 28° 21' 30" EAST 10.00 FEET ALONG THE WESTERLY LINE OF LOT 16 TO A POINT; THENCE NORTH 61° 38' 30" EAST, 130.70 FEET TO THE POINT OF BEGINNING.

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 **\$139,900.00**. (Here comply with requirements of ORS 93.030)

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 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 13 day of May, 2010

Heirs and devisee of Donald Louis Hummel,
deceased

David R Hummel, Affiant

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 15 day of July, 20 10
by David R Hummel as of Heirs and devisee of Donald Louis Hummel, deceased, on behalf of the .

Notary Public for Oregon
My commission expires:

