

2010-008772

Klamath County, Oregon



00087663201000087720020026

07/23/2010 08:47:11 AM

Fee: \$42.00

After recording return to:
Roxanne Moody
P.O. Box 474
Keno, Oregon 97627

Send tax statements to:
Roxanne Moody
P.O. Box 474
Keno, Oregon 97627

AFFIANTS' DEED

Roxanne Moody and Mathew D. Del Fatti, Affiants of the Small Estate of Julia Mae Del Fatti, Klamath County Circuit Court Case No.1002352CV, Grantor, convey to Roxanne Moody, Grantee, the following described real property:

All of Lots eight (8) and twelve (12) Block four (4) Second Addition to Altamont Acres, Klamath County, Oregon, according to the duly recorded plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Property is in the Klamath Irrigation District and subject to the levies and assessments thereof.

Subject to reservations as shown in deed from Manhattan Company, a corporation to Edwin Stenerson and E. Mathis Stenerson, husband and wife, recorded May 13, 1938 in Book 115, page 477 of Deed Records of Klamath County, Oregon.

Commonly known at 4451 Bisbee Street, Klamath Falls, Oregon.

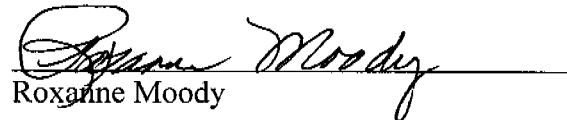
Map Tax Lot: R-3909-010DC-01300-000 Property ID No. R546289

There is no consideration for this conveyance. The conveyance is made pursuant to the directives of the Last Will and Testament of Julia Mae Del Fatti.

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.

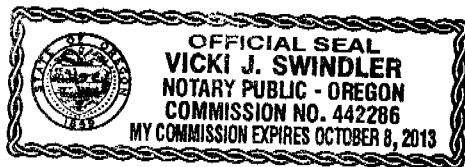
Dated this 20th day of July, 2010.

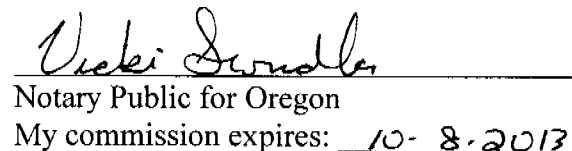

Roxanne Moody


Mathew D. Del Fatti

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above-named Roxanne Moody and acknowledged the foregoing instrument to be her voluntary act. Before me this 20th day of July, 2010.

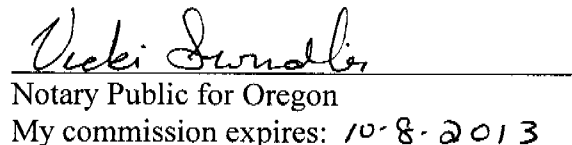



Notary Public for Oregon
My commission expires: 10-8-2013

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above-named Mathew D. Del Fatti and acknowledged the foregoing instrument to be his voluntary act. Before me this 20th day of July, 2010.




Notary Public for Oregon
My commission expires: 10-8-2013