

2010-014257

Klamath County, Oregon



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12/16/2010 09:10:49 AM

Fee: \$47.00

After recording, return to:
Justin Throne, Esq.
280 Main Street
Klamath Falls, OR 97601

Until further notice, send tax statements to:
Darrell L. Campbell
1740 Gary Street
Klamath Falls, OR 97603-4917

AFFIANT'S DEED

THIS INDENTURE by and between JANET K. O'GRADY, the affiant named in the duly filed affidavit concerning the small estate of ZOLA GAIL LYON, deceased, Klamath County Circuit Court Case No. 1004459 CV, hereinafter called the first party, and DARRELL LEE CAMPBELL, hereinafter called the second party: Witnesseth:

For value received and the consideration hereinafter stated, the receipt whereof hereby is acknowledged, 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, successor-in-interest and assigns all the estate, right and interest of the deceased at the time of decedent's death, and 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 Exhibit A

SUBJECT TO reservations and restrictions of record, liens, easements and rights of way of record and those apparent on the land.

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 is according to the terms of the small estate of Zola Gail Lyon.

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.

THIS INSTRUMENT WILL 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

APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

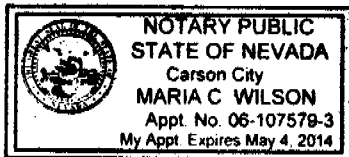
DATED this 2 day of November, 2010.

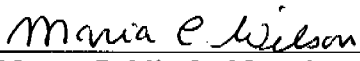


Janet K. O'Grady, Affiant

STATE OF NEVADA)
) ss.
County of Carson)

The foregoing instrument was acknowledge before me this 2nd day of November, 2010, by JANET K. O'GRADY.





Notary Public for Nevada
My Commission expires: 5/4/2014

Exhibit A

All that portion of the $SW\frac{1}{4}SE\frac{1}{4}$ of Section 15, Township 39 S. R. 10 E. W. M., lying North of the U. S. R. S. Canal, South of the Klamath Falls-Lakeview Highway and East of a line running South 4 deg. 10' East from a point on the South line of the Highway to the U. S. R. S. Canal, said point being located 138 feet Easterly from the Northeast corner of the Sweeney tract, which Northeast corner is described as bearing South 38 deg. 50' East 1076 feet from the Northwest corner of said $SW\frac{1}{4}SE\frac{1}{4}$ of Section 15;

Also, all that portion of the $SW\frac{1}{4}SE\frac{1}{4}$ of Section 15, Township 39 S. R. 10 E. W. M., lying between the Southeasterly line of the right of way of the O. C. & E. Railroad, and the Northerly line of the Klamath Falls-Lakeview Highway.

Also, all that portion of the $SW\frac{1}{4}SE\frac{1}{4}$ of Section 15, Township 39 S. R. 10 E. W. M., lying Southeasterly from the right of way of the U. S. R. S. Canal.

Also, that portion of Lot 1 of Section 15, Township 39 S. R. 10 E. W. M. described in deed to Anderson, recorded in Book 72, page 496 Deed Records of Klamath County, Oregon, described as follows: Beginning at the intersection of the North line of the Klamath Falls-Lakeview Highway and the West line of said Lot 1; running thence $3\frac{1}{5}$ chains East, thence $3\frac{1}{5}$ chains North, thence $3\frac{1}{5}$ chains West, thence South $3\frac{1}{5}$ chains to the starting point, saving and excepting the portions thereof conveyed to the O. C. & E. Railway Co., containing 0.45 acres, more or less.

Also, Lot 1 of Section 22, Township 39 S. R. 10 E. W. M., saving and excepting the portion contained in right of way of the U. S. R. S. Canal.