

2011-001753

Klamath County, Oregon



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02/15/2011 02:19:17 PM

Fee: \$42.00

Grantor's Name and address:  
Gerald D. Brown Jr, Claiming Successor  
2775 Windsor Street  
Klamath Falls, OR 97601

Grantee's Name and address:  
Gerald D. Brown Jr.  
2775 Windsor Street  
Klamath Falls, OR 97601

After recording return to:  
Gerald D. Brown Jr.  
2775 Windsor Street  
Klamath Falls, OR 97601

Until a change is requested all  
tax statements shall be sent to  
the following address:  
Gerald D. Brown Jr.  
2775 Windsor Street  
Klamath Falls, OR 97601

Gary Hedlund  
Returned to County

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### AFFIANT'S DEED

THIS INDENTURE made this 14<sup>th</sup> day of February, 2011 by and between GERALD D. BROWN JR., CLAIMING SUCCESSOR, the affiant named in the duly filed affidavit concerning the small estate of Betty Lou Vetkos, deceased, hereinafter called the first party, and GERALD D. BROWN JR., an individual 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 the 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:

The South ½ of Lot 10, Block 6, Pleasant View Tracts,  
According to the official Plat there of on file in the records  
of Klamath County, Oregon.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES AND 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 197.352.

To Have and to Hold the same unto the second party and the 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 \$ -0-.

\*However, the actual consideration consists of or includes other property or value given or promised which is the whole/part of the consideration.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 14 day of February, 2011. if a corporate grantor, 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.

By: Gerald D. Brown Jr.  
Gerald D. Brown Jr.  
Claiming Successor:

STATE OF OREGON       )  
                                  ) ss  
County of Klamath     )

On February 14, 2011, before me, personally appeared Gerald D. Brown Jr., 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 he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

Before me:

Marie Dolores Down  
Notary Public for Oregon  
My Commission Expires: 5-23-2014

