

2011-003447

Klamath County, Oregon



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03/11/2011 09:26:40 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:  
Timothy J. Callahan  
9619 Coosa Street  
Ventura, CA 93004

### AFFIANT'S DEED

THIS INDENTURE by and between TIMOTHY CALLAHAN, the affiant named in the duly filed affidavit concerning the small estate of IONE SUE CALLAHAN, deceased, Klamath County Circuit Court Case No. \_\_\_\_\_ CV, hereinafter called the first party, and TIMOTHY J. CALLAHAN, 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:

The S 1/2 of the N 1/2 of the SE 1/4 of the SW 1/4 less the road of Section 19,  
Township 36, Range 14, Klamath County, Oregon.

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.

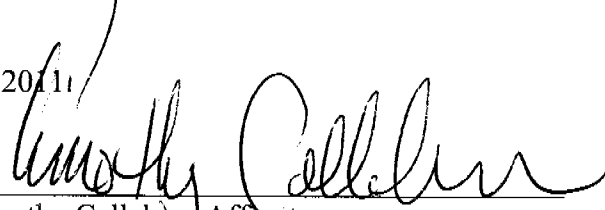
The true and actual consideration paid for this transfer is according to the terms of the small estate of Ione Sue Callahan.

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 3rd day of March, 2011.

  
Timothy Callahan, Affiant

STATE OF California       )  
  ) ss.  
County of \_\_\_\_\_ )

The foregoing instrument was acknowledge before me this \_\_\_\_\_ day of \_\_\_\_\_,  
2011, by TIMOTHY CALLAHAN.



\_\_\_\_\_  
Notary Public for California  
My Commission expires: \_\_\_\_\_

## ACKNOWLEDGMENT

State of California

County of Ventura

On 3-3-2011

before me, Scott Halsema, Notary

(insert name and title of the officer)

personally appeared Timothy Callahan

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Scott Halsema

(Seal)

