

1st 1684283

2011-004706

Klamath County, Oregon

After recording return to:
Ken + Janet Shaw 100 East Central Ave. Gates, OR 97346
Until a change is requested, all tax statements shall be sent to the following address:
Same as Above



00100306201100047060020021

04/12/2011 11:44:04 AM

Fee: \$42.00

Order Number: 43979

Reserved for Recorder's Use

SMALL ESTATE AFFIANT'S AND SUCCESSOR'S DEED

Patrick Welburn, the affiant in the duly filed affidavit concerning the small estate of Charles D. Davis, deceased, filed in Circuit Court for Klamath County, Oregon, Case No. 1003652CV, and Patrick Welburn and Cleo Chapin, Deceased (Small Estate Case 1101108CV) being the only successor in interest to said decedent or all of the successors in interest to said decedent, Grantor, conveys to Ken C. Straw and Janet C. Straw, as tenants by the entirety, Grantee, all the estate, right and interest of the above named Grantor and of the above named decedent at the time of the decedent's death, and all the right, title and interest that the above named estate of the deceased by operation of law or otherwise may have acquired afterwards, and all the right, title and interest that the above named successor or successors acquired through the above named decedent, in and to the following described real property in the State of Oregon, County of Klamath:

SEE ATTACHED EXHIBIT "A"

Account No(s): 133554

Map/Tax Lot No(s): 2309-025B0-01000

The true consideration for this conveyance is \$77,000.00.

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.

Executed this 7th date of April, 2011

Patrick A. Welburn
Patrick Welburn

State of ~~Oregon~~ Washington) ss. Grays Harbor

This instrument was acknowledged before me on this 7 day of April, 2011 by Patrick Welburn

Susan Drolz
Notary Public for ~~Oregon~~ Washington

SUSAN DROLZ
NOTARY PUBLIC
STATE OF WASHINGTON
My Commission Expires April 15, 2011

EXHIBIT A

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

LOT 2, BLOCK 10, FIRST ADDITION TO JACK PINE VILLAGE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.