

BE

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Estate of Jack Leach

2011-006278

Klamath County, Oregon



00102150201100062780020022

05/18/2011 03:10:51 PM

Fee: \$42.00

SPACE RES

FOR

No. \_\_\_\_\_, Records of this County.

RECORDER'S USE

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_, Deputy.

First Party's Name and Address

Dyala Marroquin  
5033 S. Etna Street  
Klamath Falls, OR 97603

Second Party's Name and Address

Dyala Marroquin  
5033 S. Etna St.  
Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):

SAME AS ABOVE

## AFFIANT'S DEED

THIS INDENTURE dated May 2011, by and between  
**JULIE RUPAE**the affiant named in the duly filed affidavit concerning the small estate of **IDA M. LEACH**  
(small estate 1101386CV), deceased, hereinafter called the first party,  
and **THE ESTATE OF JACK RAMON LEACH**,  
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 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:

## SEE ATTACHED LEGAL DESCRIPTION MADE A PART HEREOF

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

TO HAVE AND TO HOLD the same unto the second party, and second party's heirs, successors-in-interest and assigns forever.

## \* SMALL ESTATE DISTRIBUTION\*

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$\_\_\_\_\_. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

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.

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.

Julie Rupae

Affiant

STATE OF OREGON, County of **Clatsop** ss.

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

This instrument was acknowledged before me on **May 13th** 2011by **Julie Rupae**as **Claiming Successor**of **the Small Estate of Ida M. Leach**OFFICIAL SEAL  
JUSTIN B APANOTARY PUBLIC - OREGON  
COMMISSION NO. 455565

MY COMMISSION EXPIRES JANUARY 11, 2015

Notary Public for Oregon

My commission expires **JAN 11, 2015**

429111

A piece or parcel of land situate in the NE1/4 of the SW1/4 of the NW1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at an iron pin marking the Southeast corner of Lot 46 of ELMWOOD PARK, a platted portion of Klamath County, Oregon; thence North 89°33' West along the Southerly boundaries of Lots 46, 45, 44, 43 and 42 of said ELMWOOD PARK 350.15 feet to an iron pin on the Southerly boundary of and 20 feet more or less Westerly of the Southeast corner of said Lot 42 of said ELMWOOD PARK; thence around a circular curve to the left whose radius is 64.71 feet and whose long chord bears South 28°30' East 618.85 feet for a distance of 64.37 feet; thence South 57°00' East for a distance of 19.75 feet to an iron pin; thence North 78°24 1/8' East for a distance of 310.40 feet more or less to the point of beginning.

EXCEPTING THEREFROM a strip of land 50 feet in width along the Westerly and Southwesterly boundaries.

ALSO EXCEPTING THEREFROM all that portion conveyed to Klamath County by deed recorded October 24, 1960 in Book 325, page 1, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM all that portion conveyed to David W. Groves by deed recorded December 20, 1996 in Volume M96, page 39518, Microfilm Records of Klamath County, Oregon.