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06/06/2011 11:13:25 AM

Fee: \$37.00

FORM No. 1457 - DEED - AFFIANT OF SMALL ESTATE (Individual or Corporate).

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NA

AFFIANT'S DEED

THIS INDENTURE Made this 6-6-11 day of \_\_\_\_\_, 19\_\_\_\_, by and between James R Ahearn, the affiant named in the duly filed affidavit concerning the small estate of Linda K Sadler, deceased, hereinafter called the first party, and JAMES R AHEARN, 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, successors-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:

LOT 13, Block 18 Klamath River ACERS 2nd addition

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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, stated in terms of dollars, is \$0

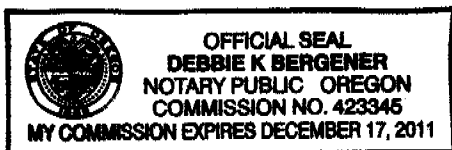
① However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).<sup>①</sup> the whole

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.

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.

STATE OF OREGON, County of Klamath  
This instrument was acknowledged before me on 6-6-11 ss.  
by James R Ahearn  
This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_  
by \_\_\_\_\_  
as \_\_\_\_\_  
of \_\_\_\_\_



Debbie K Bergener  
Notary Public for Oregon  
My commission expires 12-17-2011

|  |
|--|
| Grantor's Name and Address   |
| Grantee's Name and Address   |
| After recording return to (Name, Address, Zip):<br><u>James R Ahearn</u><br><u>9714 Ben Kennis RD</u><br><u>Klamath Falls Or 97601</u> |
| Until requested otherwise send all tax statements to (Name, Address, Zip):<br><u>SAME AS ABOVE</u>                                     |

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, } ss.  
County of \_\_\_\_\_ }  
I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ and/or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_, Record of Deeds of said County.  
Witness my hand and seal of County affixed.  
NAME TITLE  
By \_\_\_\_\_, Deputy