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2011-011421

Klamath County, Oregon



00108579201100114210010014

The Estate of Joanna Ripley

511 Ponder Point Dr.

Sandpoint, ID 83864

First Party's Name and Address

Jiwan Brad Ripley

511 Ponder Point Dr.

Sandpoint, ID 83864

Second Party's Name and Address

After recording, return to (Name, Address, Zip):

Jiwan Brad Ripley

511 Ponder Point Dr.

Sandpoint, ID 83864

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

same as above

SPACE 1

10/13/2011 03:27:24 PM

Fee: \$37.00

RECORDERS USE

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

AFFIANT'S DEED

THIS INDENTURE dated October 11, 2011

JIWAN RIPLEY

, by and between

the affiant named in the duly filed affidavit concerning the small estate of JOANNA RIPLEY

and BRENT ARNOLD RIPLEY: JIWAN BRAD RIPLEY AND BRUCE EARL RIPLEY, AS TENANTS IN COMMON, deceased, hereinafter called the first party, 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:

Lot 10 in Block 1 of TRACT 1118, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$.00. *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 856, 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 856, OREGON LAWS 2009.

JIWAN RIPLEY

Affiant

STATE OF IDAHO

STATE OF OREGON, County of Bonner

This instrument was acknowledged before me on OCTOBER 11, 2011

by

This instrument was acknowledged before me on OCTOBER 11, 2011

by

JIWAN RIPLEY

as

AFFIANT

of

THE JOANNA RIPLEY ESTATE



Notary Public for Oregon

IDAHO

My commission expires

JUNE 27, 2017

379mcd