

2011-012329

Klamath County, Oregon



00109640201100123290030035

**AFFIANT'S DEED**

11/02/2011 03:43:01 PM

Fee: \$47.00

**First Party's Name and Address:**

Keith D. Blackman, as Claiming Successor  
for the Estate of Duane Blackman  
4180 Hwy 39  
Klamath Falls, OR 97603

**Second Party's Name and Address:**

Keith D. Blackman, as Personal Representative  
of the Estate of Darlene J. Blackman  
4180 Hwy 39  
Klamath Falls, OR 97603

**After recording, return to:**

Boivin, Uerlings & Dilaconi, P.C.  
Attn: James R. Uerlings  
803 Main Street, Suite 201  
Klamath Falls, OR 97601

**Send all property tax statements to:**

Keith D. Blackman, as Personal Representative  
of the Estate of Darlene J. Blackman  
4180 Hwy 39  
Klamath Falls, OR 97603

THIS INDENTURE made this 2<sup>nd</sup> day of November, 2011, by and between Keith D. Blackman, the affiant named in the duly filed Affidavit concerning the Small Estate of Duane Blackman, Klamath County Circuit Court Case #1101952CV, deceased, hereinafter called the first party, and Keith D. Blackman, as Personal Representative of the Estate of Darlene J. Blackman, 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 Exhibit A attached, hereto and incorporated by this reference.

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-estate distribution**.

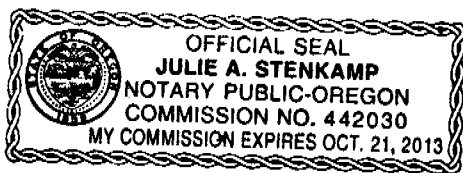
**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT 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.**

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 its board of directors.

Keith D. Blackman  
Keith D. Blackman, Claiming Successor

STATE OF OREGON     )  
                                  ) ss.  
County of Klamath    )

This instrument was acknowledged before me on November 2, 2011 by Keith D. Blackman, as Claiming Successor for the Small Estate of Duane Blackman.



Julie A. Stenkamp  
Notary Public for Oregon  
My Commission Expires: 10/21/2013

Unofficial Copy

## EXHIBIT A

The following described real property situated in Klamath County, Oregon:

A tract of land situated in Section 20, Township 39 S., R. 10 E.W.M., more particularly described as follows: All of the SW1/4 SE1/4 and S1/2 SW1/4 Section 20, and all that portion of the NW1/4 SW1/4 of said Section described as follows: Beginning at the SW corner of the NW1/4 SW1/4 of said Section 20; thence N. on the W. section line of said Section a distance of 223 feet; thence E. 677 feet; thence N. 437 feet; thence E. 313 feet; thence S. 660 feet; thence W. 990 feet to the point of beginning. SAVING AND EXCEPTING from the above-described premises that certain tract of land containing one acre, more or less, conveyed to Duane Blackman and Darlene Blackman, his wife, by deed dated May 27, 1959, and rcordeed in Volume 312, Page 646, Klamath County Deed Records.

Also, SAVING AND EXCEPTING from the above described premises that certain real property as conveyed in the Deed recorded in Volume M75, Page 10982, records at Klamath County, Oregon.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Jim Uerlings the 4th day  
of February A.D., 19 97 at 11:33 o'clock A. M., and duly recorded in Vol. M97  
of Deeds on Page 3372

FEE \$35.00

Bernetha G. Letsch, County Clerk

by Kathleen Rosa