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01/12/2012 09:26:58 AM

Fee: \$47.00

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference – Escrow No. MT91880-DS
Title Order No. 0091880

Please print or type information.

1. AFTER RECORDING RETURN TO –

Required by ORS 205.180(4) & 205.238:

Name: **Christina M. Russell**

Address: **16150 SW Stetson St.**

City, ST Zip: **Sherwood, OR 97140**

2. TITLE(S) OF THE TRANSACTION(S) – Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the conveyance instrument:

Document Title(s): Affiant's Deed

3. DIRECT PARTY / GRANTOR Names and Addresses – Required by ORS 205.234(1)(b)

Seller Name & Address: **CHRISTINA M. RUSSELL, 16150 SW Stetson St., SHERWOOD, OR 97140**

4. INDIRECT PARTY / GRANTEE Names and Addresses – Required by ORS 205.234(1)(b)

Buyer Name & Address: **Christina M. Russell, 16150 SW Stetson St., Sherwood, OR 97140**

5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:

Name: **Christina M. Russell**

Address: **16150 SW Stetson St.**

City, ST Zip: **Sherwood, OR 97140**

6. TRUE AND ACTUAL CONSIDERATION – Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:

\$To Perfect Title

47 PM

BE

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



Christina M. Russell

16150 SW Stetson St.

Sherwood, OR 97140

First Party's Name and Address

Christina M. Russell

16150 SW Stetson St.

Sherwood, OR 97140

Second Party's Name and Address

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

Christina M. Russell

16150 SW Stetson St.

Sherwood, OR 97140

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

same as above

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____

} ss.

I certify that the within instrument was received for recording on _____, at _____ o'clock ____M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Records of this County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

AFFIANT'S DEED

THIS INDENTURE dated January 5, 2012

CHRISTINA M. RUSSELL

_____, by and between the affiant named in the duly filed affidavit concerning the small estate of DALE H. CAREY, deceased, hereinafter called the first party, and CHRISTINA M. RUSSELL, ANGEL MCCUBBIN AND MICHAEL D. CAREY, 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 MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.

(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 ~~XX~~ TO PERFECT TITLE. 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 ⁽¹⁾, 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.

Christina M. Russell
CHRISTINA M. RUSSELL

Affiant

STATE OF OREGON, County of Multnomah) ss.

This instrument was acknowledged before me on 09 Jan 2012

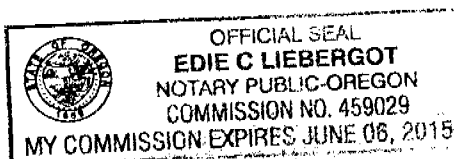
by Christina M. Russell

This instrument was acknowledged before me on 09 Jan 2012

by Christine M. Russell

as

of



Edie C. Liebergot
Notary Public for Oregon

My commission expires 06 Jun 2015

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of tract of land situated in Section 33, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of the E1/2 of Lot 29; thence North 208 feet; thence East 208 feet; thence South 208 feet; thence West 208 feet to the point of beginning.

TOGETHER WITH a fifteen (15) foot non exclusive easement for ingress and egress over, under and across a strip of land the North line of which is described as follows:

Beginning at the Southwest corner of said Section 33, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence Easterly along the township line between Section 33 and Section 4, to the Southeast corner of Thomas H. Long's property as described in M77, page 11898, Deed Records of Klamath County; thence continuing Easterly along said Township line 30 feet, and said Northerly easement line there terminating. The Southerly boundary of said right of way shall be parallel with said Northerly line and not more than 15 feet South thereof.