

2012-000733

Klamath County, Oregon



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01/27/2012 09:19:56 AM

Fee: \$47.00

RECORDING COVER SHEET

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

AFTER RECORDING RETURN TO:

Thomas E. Wurtz, P.C.
175 West B Street, Bldg. B
Springfield, OR 97477

1) TITLE OF THE TRANSACTION (ORS 205.234(a): Affiant's Deed

2) DIRECT PARTY/GRANTOR ORS 205.125(1)(b) and 205.160

John L. Crahan, Affiant in the
Small Estate of Mary A. Crahan, aka Mary Alice Crahan
2308 Don Street
Springfield, OR 97477

3) INDIRECT PARTY/GRANTEES ORS 205.125(1)(a) and 205.160

John L. Crahan
2308 Don Street
Springfield, OR 97477

Debra Bennett
1837 West Pierce Street
Burns, OR 97720

Delores Fields
295 Creek Loop Road
Bastrop, TX 78602

Steven J. Duke
321 S.E. 18th Street
Troutdale, OR 97060

Diane Reints
13939 E. Burnside
Portland, OR 97233

Doreen Lilley
1801 Scarborough Drive
Ft. Collins, CO 80526

Dan Wolf
426 S.E. Sweetbrian Lane
Troutdale, OR 97060

Dale Wolf
944 N.E. 155th Street
Portland, OR 97230

4) TRUE AND ACTUAL CONSIDERATION: \$NONE.

5) SEND TAX STATEMENTS TO: John L. Crahan, 2308 Don Street, Springfield, OR 97477

6) SATISFACTION of ORDER or WARRANT ors 205.125(1)(e): N/A

7) The amount of the monetary obligation imposed by the order or warrant: N/A

8) If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: N/A.

After recording return to:

Thomas E. Wurtz, P.C.
Attorney at Law
175 West B Street, Bldg. B
Springfield, OR 97477

Until a change is requested, send all tax statements to:

John L. Crahan
2308 Don Street
Springfield, OR 97477

AFFIANTS' DEED

THIS INDENTURE Made this 12 day of SEPTEMBER, 2011, by and between JOHN L. CRAHAN, the affiant named in the duly filed Affidavit concerning the Small Estate of MARY A. CRAHAN, also known as Mary Alice Crahan, deceased, hereinafter called the First Party, and JOHN L. CRAHAN, as to an undivided one-third interest, and STEVEN J. DUKE, as to an undivided one-third interest, and DELORES FIELDS, DAN WOLF, DEBRA BENNETT, DIANE REINTS, DOREEN LILLEY and DALE WOLF, each as to an undivided one-eighteenth interest, hereinafter called the Second Party;

WITNESSETH:

For value received and the consideration hereinafter stated, the receipt whereof 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:

Klamath Forest Estates 1st Addition, Block 32, Lot 18, Klamath
County, Oregon.

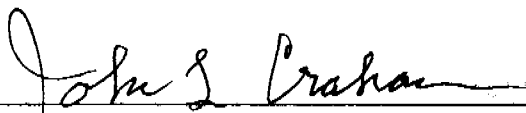
The true and actual consideration paid for this transfer, stated in terms of dollars is
\$None.

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.

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

IN WITNESS WHEREOF, the First Party has executed this instrument on the day and year herein written.

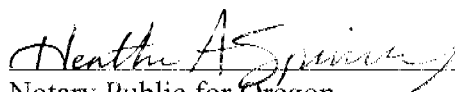


John L. Crahan

STATE OF OREGON)
) ss.
County of Lane)

This instrument was acknowledged by JOHN L. CRAHAN, before me on September 12, 2011.





Notary Public for Oregon
My Commission expires: April 18, 2014