

2012-001091

Klamath County, Oregon



00113331201200010910030039

02/01/2012 08:26:36 AM

Fee: \$47.00

**GRANTOR'S NAME & ADDRESS**

Susan D. McNeley, Claiming Successor  
Estate of Maxine Hotchkiss  
22013 Thomas Creek Road  
Lakeview, OR 97630

**GRANTEE'S NAME & ADDRESS**

Susan D. McNeley & Ronald K. Hotchkiss  
22013 Thomas Creek Rd. 20605 New Idaho Rd.  
Lakeview, OR 97630 Lakeview, OR 97630

**AFTER RECORDING, RETURN TO:**

James C. Lynch  
P. O. Box 351  
Lakeview, OR 97630

**MAIL TAX STATEMENTS TO:**

Susan D. McNeley  
22013 Thomas Creek Road  
Lakeview, OR 97630

**AFFIANT'S DEED**

THIS INDENTURE made by and between **Susan D. McNeley**, the affiant named in the duly filed affidavit concerning the small estate of **Maxine Hotchkiss, also known as Lois Maxine Hotchkiss**, deceased, Klamath County, Oregon Case No. 1103719CV, hereinafter called the grantor, and **Ronald K. Hotchkiss as to an undivided one-half interest and Susan D. McNeley as to an undivided one-half interest**, hereinafter called the grantee; WITNESSETH:

For value received and the consideration hereinafter stated, the receipt whereof hereby is acknowledged, the grantor has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the grantee, grantee's heirs, successors-in-interest and assigns all of 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:

SEE EXHIBIT "A" ATTACHED.

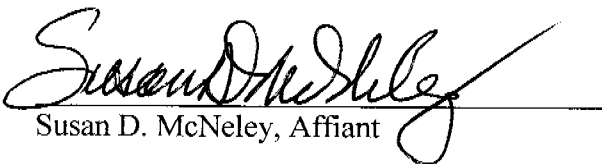
The true and actual consideration paid for this transfer, stated in terms of dollars, is None. This deed is given to comply with the requirements of ORS 114.545(3).

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

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to estates and to individuals.

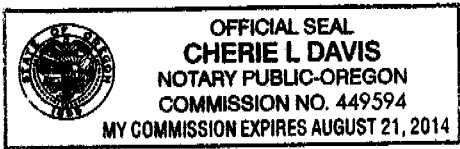
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT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


IN WITNESS WHEREOF, the grantor has executed this instrument on this 19<sup>th</sup> day of January, 2012.

  
Susan D. McNeley, Affiant

STATE OF OREGON    )  
                                  ) ss.  
County of Lake        )

This instrument was acknowledged before me on the 19<sup>th</sup> day of January, 2012, by SUSAN D. McNELEY.



  
Notary Public for Oregon  
My Commission Expires: 08/14/2014

## Exhibit "A"

That portion of the SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 3, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, which is more particularly described as follows:

Beginning at the Northwest corner of that tract of land conveyed to Dale Vincent et ux., by Deed recorded in Volume 343 at Page 519 of Klamath County, Oregon Deed Records, which said point is also the Northeast corner of that tract of land conveyed to William Ganong, Jr. et ux. by Deed recorded in Volume 341 at Page 603 of Klamath County, Oregon Deed Records; thence North 89°04' East along the North line of said Vincent Tract a distance of 330 feet to the most Northerly Northeast corner of said Tract; thence continue North 89°04' East on a line, which is the North line of the tract of land herein conveyed to William K. Johnson, to the Westerly line of the County Road known as the Klamath Falls-Rocky Point Road or the West Side Highway; thence Northerly along said Westerly line of said Klamath Falls-Rocky Point Road to the North line of said SW $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 3; thence West on said North line of said SW $\frac{1}{4}$ SW $\frac{1}{4}$  to the Northwest corner of said SW $\frac{1}{4}$ SW $\frac{1}{4}$ ; thence South on the West line of said Section 3 a distance of 330 feet, more or less, to the Northwest corner of said tract of land conveyed to William Ganong, Jr. et ux.; thence North 89°04' East along said North line of said Ganong Tract a distance of 330 feet to the point of beginning.

*Map Tax Lot #: R-3606-003CC-00200-000; Property ID #: R311987.*