

WTC 92615-DS

2012-002741

Klamath County, Oregon



00115308201200027410030032

03/14/2012 11:23:17 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. MT92615-DS
Title Order No. 0092615

Please print or type information.

1. AFTER RECORDING RETURN TO -

Required by ORS 205.180(4) & 205.238:

Name: **Benjamin Lee Davis**

Address: **P. O. Box 116**

City, ST Zip: **Bonanza, OR 97623**

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: LARRY DAVIS, CLAIMING SUCCESSOR FOR THE ESTATE OF KATHERINE ELINOR DAVIS, 21345 Scotch Broom, REDDING, CA 96003

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

Buyer Name & Address: BENJAMIN LEE DAVIS, P. O. Box 116, Bonanza, OR 97623

Buyer Name & Address: KATHY LOUISE DAVIS, P. O. BOX 116, Bonanza, OR 97623

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: **BENJAMIN LEE DAVIS**

Address: **P. O. Box 116**

City, ST Zip: **Bonanza, OR 97623**

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:

\$65,000.00

477hnd

Larry Davis, Claiming Successor
Grantor

Benjamin Lee Davis and Kathy Louise Davis
P.O. Box 116
Bonanza, OR 97623
Grantee

After recording return to:
Grantee
Send Tax Statements to:
Grantee

AFFIANT'S DEED

THIS INDENTURE made this 5th day of MARCH, 2012, by and between LARRY DAVIS, the affiant named in the duly filed affidavit concerning the small estate of KATHERINE ELINOR DAVIS, deceased, hereinafter called the first party, and Benjamin Lee Davis and Kathy Louise Davis, as tenants by the entirety, 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 law or otherwise, in that certain real property situated in Klamath County, Oregon, described as follows:

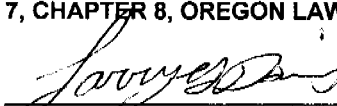
EXHIBIT "A", attached hereto and incorporated herein by this reference.

To Have and to Hold the same unto the second party and second party's heirs, successor and assigns forever.

The true consideration for this conveyance is \$65,000.00.

Dated this 5th day of MARCH, 2012.


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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.


Larry Davis, Claiming Successor

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Larry Davis and acknowledged the foregoing instrument to be his voluntary act and deed.

(SEAL)

Before me: 
Notary Public for OREGON
My Commissioner Expires: 9.8.13

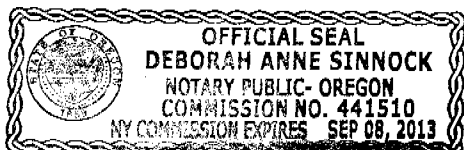


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Beginning at the Southeast corner of Block 44 of Bowne Addition to the Town of Bonanza, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon; thence North along the West line of Carroll Avenue a distance of 431 feet, more or less, to the center line of the alley running through Block 23 of said Bowne Addition; thence West along the center line of said alley a distance of 100 feet; thence South a distance of 296 feet, more or less to the center line of the alley through Block 44 of said Bowne Addition; thence West along the center line of said alley a distance of 50 feet; thence South a distance of 118 feet to the South line of said Block 44; thence East along the South line of said Block 44 a distance of 150 feet to the point of beginning, said blocks and alleys vacated by Order recorded July 12, 1944 in Volume 167, page 87, Deed Records of Klamath County, Oregon.

EXCEPTING THEREFROM that portion lying within TRACT 1224, DAVIS SUBDIVISION.
ALSO EXCEPTING THEREFROM any portion lying within Land Partition 83-06.

PARCEL 2:

Lot 8 of TRACT 1224, DAVIS SUBDIVISION in the City of Bonanza, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.