2012-006172 Klamath County, Oregon

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06/06/2012 02:20:41 PM

Fee: \$42.00

**Grantor's Name and address:** 

Michael E. Groves 7556 Kress Drive Klamath Falls, OR 97603

**Grantees Name and address:** 

Michael E. Groves 7556 Kress Drive Klamath Falls, OR 97603 and

David W. Groves 4426 Anderson Avenue Klamath Falls, OR 97603

After recording return to:

Michael E. Groves 7556 Kress Drive Klamath Falls, Or 97603

Until a change is requested all tax statements shall be sent to the following address:

Michael E. Groves 7556 Kress Drive Klamath Falls, Or 97603

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## AFFIANT'S DEED

THIS INDENTURE made this 1st day of June, 2012, by and between MICHAEL E. GROVES, CLAIMING SUCCESSOR, the affiant named in the duly filed affidavit concerning the small estate of Nancy Ann Groves, deceased, hereinafter called the Grantor, and DAVID W. GROVES and MICHAEL E. GROVES, individually, as tenants in common, hereinafter called the Grantees; WITNESSETH:

For value received and the consideration hereinafter stated the Grantor has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the Grantees and the Grantee'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:

Lot 21 SUMMERS LAND HOMES, Klamath County, Oregon

SUBJECT TO: Contract and/or lien for irrigation and/or drainage, reservations, setback line and easement's shown in the dedication of said Summers Lane Homes and apparent on the land, and to conditions and restrictions as set forth in that certain Declaration of Conditions and Restrictions dated March 5, 1956, recorded same date in Vol. 281, Page 330 of Klamath County Deed Records, and to taxes for fiscal year July 1, 1957.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UDNER ORS 197.352. 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 APPROVED USES AND 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 197.352.

To Have and to Hold the same unto the grantees as tenants in common and the grantees heirs, successors in interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ -0- (transfer pursuant to probate proceedings)

\*However, the actual consideration consists of or includes other property or value given or promised which is the part of the consideration.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

By: Michael E. Groves,
Claiming Successor

(Affiant)

STATE OF OREGON

) ss

County of Klamath

Before me:

Notary Public for Oregon

My Commission Expires: 5-23-2014

OFFICIAL SEAL
MARIE DOLORES DOWN
NOTARY PUBLIC - OREGON
COMMISSION NO. 448470
MY COMMISSION EXPIRES MAY 23, 2014