

2012-006172

Klamath County, Oregon



00119352201200061720020026

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, UNDER 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.

In Witness Whereof, the grantor has executed this instrument this 1 day of June 2012,

By: Michael E. Groves
Michael E. Groves,
Claiming Successor
(Affiant)

STATE OF OREGON)
) ss
County of Klamath)

On June 1, 2012 before me, Marie Dolores Down, Notary Public, personally appeared Michael E. Groves, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

Before me:

Marie Dolores Down
Notary Public for Oregon
My Commission Expires: 5-23-2014

