

WTC 94920

2012-010580

Klamath County, Oregon



00124747201200105800010011

09/25/2012 11:32:54 AM

Fee: \$37.00

Until a change is requested all tax statements shall be sent to, and after recording return to:

John A. Walsh
16561 Reesley Place
La Pine, OR 97739

AFFIANT'S DEED

Diana K. Shields, Grantor individually and as Claiming Successor and having recorded a Small Estate Affidavit pursuant to the terms of *ORS 114.505 et. seq.* on or about the 20th day of September 2012 in Klamath County, Oregon, case number 1203459CV, and following all procedures required by the aforementioned statutes, and the applicable time periods having run, and having authority pursuant to the aforementioned statutes to convey the property of Lonnie B. Shields, Deceased, grants, bargains, sells and conveys to John A. Walsh, Grantee all the right title and interest of said Lonnie B. Shields, Deceased, to John A. Walsh, Grantee, the following described real property:

The North ½ of the Northwest ¼ of Section 10, Township 24 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT WILL 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 SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OR LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92 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 197.352.

The true and actual consideration for this transfer is \$25,000.

DATED September 24, 2012.

Diana K. Shields
Diana K. Shields, Grantor

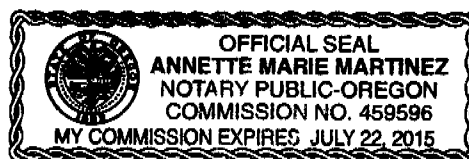
Diana K. Shields
Diana K. Shields, claiming successor

STATE OF OREGON, County of Deschutes) ss.

Personally appeared this 24th day of September 2012, the above named Diana K. Shields individually and as claiming successor of the Estate of Lonnie B. Shields and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Annette Marie Martinez
Notary Public for Oregon



AFFIANT'S DEED

MICHAEL B. McCORD
Attorney at Law
65 NW Greeley Ave.
Bend, OR 97701
Phone: 541/388-4434
Fax: 541/388-5089

37Amf