

BLL

NO PART OF ANY STEVENS-NESS FORM MAY BE REPR

2012-014000

Klamath County, Oregon



00128727201200140000010011

12/17/2012 09:32:25 AM

Fee: \$37.00

SPACE RESERVED
FOR
RECORDER'S USE

Raymond L Bowman
3015 Shasta Way
Klamath Falls Oregon 97601

Grantor's Name and Address

Edward B Bowman
216 N Lincoln
Denver Colorado 80203

Grantee's Name and Address

After recording, return to (Name and Address):

Edward B Bowman
216 N. Lincoln
Denver Colorado 80203

Until requested otherwise, send all tax statements to (Name and Address):

Edward B Bowman
216 N Lincoln
Denver Colorado 80203

ORS 205 requires the first page of a recorded document to show the names and addresses of all parties. Use Stevens-Ness Form No. 1256, Cover Sheet for Instrument to be Recorded, if you need additional space.

AFFIANT'S DEED

THIS INDENTURE dated Nov 26 - 2012, by and between Raymond L Bowman - Edward B Bowman, the affiant named in the duly filed affidavit concerning the small estate of Raymond L Bowman 3015 Shasta Way Klamath Falls OR 97601, deceased, hereinafter called grantor, and Edward B Bowman 216 N. Lincoln Denver Colorado 80203, hereinafter called grantee; WITNESSETH:

For value received and the consideration hereinafter stated, grantor has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto grantee and 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 Klamath County, State of Oregon, described as follows (legal description of property):

3015 Shasta Way
Klamath Falls OR 97603
map: R-3809-034CD-01800-000
Code: 065
market value this year
Land 28,380
improvement 35,400
Total value 60,780
Assessed VA 58,930
Net taxable 58,930
Taxes & Paid 1-10-12 \$9,354.00

Sunnyland B1 L11
legal description

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

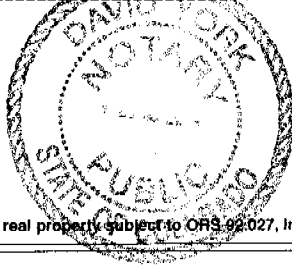
To Have and to Hold the same unto grantee, and grantee's heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$_____.[®] However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.[®] (The sentence between the symbols [®], if not applicable, should be deleted. See ORS 93.030.)

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

IN WITNESS WHEREOF, grantor has executed this instrument; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

STATE OF OREGON, County of DENVERThis instrument was acknowledged before me on NOVEMBER 26, 2012by EDWARD B BOWMANThis instrument was acknowledged before me on NOVEMBER 26, 2012by EDWARD B BOWMANas EXECUTORof THE RAYMOND L BOWMAN ESTATENotary Public for Oregon COLORADOMy commission expires My Commission Expires 05/21/2016