

2013-000330

Klamath County, Oregon



00129694201300003300020021

## AFFIANT'S DEED

01/08/2013 03:23:40 PM

Fee: \$42.00

**First Party's Name and Address:**

Margarette D. Gallaher, as Claiming Successor for the  
Small Estate of Virginia Dean Dike  
13204 Frazier Place NW  
Seattle, WA 98177

**Second Party's Name and Address:**

Margarette D. Gallaher, as Trustee  
of the Virginia D. Dike Living Trust  
13204 Frazier Place NW  
Seattle, WA 98177

**After recording, return to:**

Boivin, Uerlings & DiIaconi, P.C.  
Attn: James R. Uerlings  
803 Main Street, Suite 201  
Klamath Falls, OR 97601

**Send all property tax statements to:**

Margarette D. Gallaher, as Trustee  
of the Virginia D. Dike Living Trust  
13204 Frazier Place NW  
Seattle, WA 98177

THIS INDENTURE made this 4<sup>th</sup> day of January, 2013, by and between Margarette D. Gallaher, the affiant named in the duly filed Affidavit concerning the Small Estate of Virginia Dean Dike, Klamath County Circuit Court Case #1203223CV, deceased, hereinafter called the first party, and Margarette D. Gallaher, as Trustee of the Virginia D. Dike Living Trust dated September 8, 1993, as restated on March 27, 2007, 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 the law or otherwise, in that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Real property located in Klamath County, Oregon, described as follows:

The S½ of SW¼ of NW¼ and NW¼ of SW¼ of Section 35, Township 31 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon and the S½ NE SW of Section 35, Township 31 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; SUBJECT TO: Mortgage, including the terms and provisions thereof, given by Oscar D. Dike and Virginia D. Dike, husband and wife, and George A. Dike and Lucy Dike, husband and wife, to Gienger Enterprises, Inc., an Oregon corporation, dated July 20, 1965, recorded August 20, 1965, in Vol. M65 page 1096, Microfilm records of Klamath County, Oregon, to secure the payment of \$8,000.00.  
Property Tax Id #R89353

TO HAVE AND TO HOLD the same unto the second party and second party's heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0-estate distribution.

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

Returned to Counter

IN WITNESS WHEREOF, the first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order its board of directors.

Margarette D. Gallaher  
Margarette D. Gallaher, Affiant

STATE OF WASHINGTON        )  
  ) ss.  
County of Chelan            )

This instrument was acknowledged before me on January 4, 2013 by Margarette D. Gallaher, as Claiming Successor for the Small Estate of Virginia Dean Dike.

David J. Bentsen  
Notary Public for Washington  
My Commission Expires: June 22, 2013

