

BLL

NO PART OF ANY STEVENS-NESS FORM MAY BE REPP

2013-000985

Klamath County, Oregon



00130493201300009850010016

01/28/2013 02:38:10 PM

Fee: \$37.00

SPACE RESERVED  
FOR  
RECORDER'S USE

SANDRA JO GUNNING  
12068 MALLORY DRIVE  
KLAMATH FALLS 97603  
Grantor's Name and Address\*

MITCHELL WILLIS HIXES  
126 MISSION DRIVE KENWOOD CA  
PO BOX 325 KENWOOD CA 95452  
Grantee's Name and Address\*

After recording, return to (Name and Address):

MITCHELL WILLIS HIXES  
126 MISSION DRIVE KENWOOD CA  
PO BOX 325 KENWOOD CA 95452

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

MITCHELL WILLIS HIXES  
126 MISSION DRIVE KENWOOD CA  
PO BOX 325 KENWOOD CA 95452

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 JANUARY 28, 2013, by and between  
MITCHELL WILLIS HIXES  
the affiant named in the duly filed affidavit concerning the small estate of SANDRA JO GUNNING, deceased, hereinafter called grantor,  
and MITCHELL WILLIS HIXES, 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):

A parcel of land situated in Section 9, Township 39, South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:  
Commencing at the East quarter corner of Section 9; thence South 00° 08' 00" West along the East line of said Section 9, 30 feet; thence leaving said section line North 89° 55' 00" West 268.71 feet to the point of beginning for this description; thence continuing North 89° 55' 00" West, 226.00 feet; thence South 00° 08' 00" West, 191.82 feet; thence South 89° 52' 00" East 226.00 feet; thence North 00° 08' 00" East, 192.02 feet to the point of beginning.

(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 \$ 0. 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 <sup>®</sup>, 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.

Affiant

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on January 28, 2013  
by Mitchell Willis Hixes

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



Notary Public for Oregon  
My commission expires 2/15/14