

Return to County Clerk  
Scott W. MacArthur

2013-001779

Klamath County, Oregon



00131487201300017790010018

02/15/2013 02:26:11 PM

Fee: \$37.00

Ima Jane Louise Saunders, Claiming Successor  
Small Estate of Theodore James Saunders.  
Grantor

Ima Jane Louise Saunders & James Frederick Saunders.  
13609 Lockbourne Eastern Road  
Ashville, OH 43103  
Grantee

After recording return to:  
Grantee  
Send Tax Statements to:  
Grantee

**AFFIANT'S DEED**

THIS INDENTURE made this 9th day of February, 2013, by and between IMA JANE LOUISE SAUNDERS, the affiant named in the duly filed affidavit concerning the small estate of THEODORE JAMES SAUNDERS, deceased, hereinafter called the first party, and IMA JANE LOUISE SAUNDERS and JAMES FREDERICK SAUNDERS, as tenants in common, 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 law or otherwise, in that certain real property situated in Klamath County, Oregon, described as follows:

N ½ of S ½ of LOT 6 IN BLOCK 12 of KLAMATH FALLS FOREST ESTATES, SYCAN UNIT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

R-3313-03400-05000-000

To Have and to Hold the same unto the second party and second party's heirs, successor and assigns forever.

The true consideration for this conveyance is other than money.

Dated this 9th day of February, 2013.

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.

Ima Jane Louise Saunders  
Ima Jane Louise Saunders, Claiming Successor

STATE OF OHIO, County of Franklin )ss.

Personally appeared the above named Ima Jane Louise Saunders and acknowledged the foregoing instrument to be her voluntary act and deed.



Before me: Gene A. Arms Jr.  
Notary Public for OHIO

My Commissioner Expires: May 12, 2013