



00131595201300018590020024

02/20/2013 09:32:14 AM

Fee: \$42.00

After Recording Return to:

Steven M. Zipper
 Black Helterline LLP
 805 S.W. Broadway, Suite 1900
 Portland, OR 97205

Until Further Notice, Send Tax Statements to:

No change

AFFIANT'S DEED

Karen Ann Downey, the Affiant named in the duly filed affidavit concerning the Small Estate of Richard Hugh Downey (also known as and who acquired title as Richard H. Downey), deceased, which estate is being administered in the Circuit Court of the State of Oregon, County of Klamath, Case No. 1204598CV, Grantor, grants, bargains, sells and conveys to **KIM A. BURR**, Grantee, an undivided one-third interest, **KAREN ANN DOWNEY**, Grantee, an undivided one-third interest, and **GERALD BRAD DOWNEY**, Grantee, an undivided one-third interest, as tenants in common, all the estate, right and interest of the deceased at the time of decedent's death, and all the right, title and interest that the estate of the deceased by operation of the law or otherwise may have thereafter acquired in that certain real property situated in the County of Clackamas and State of Oregon, and legally described as:

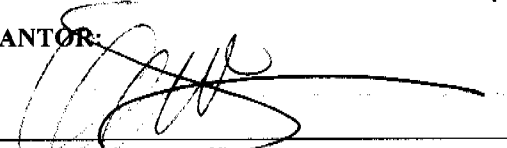
SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

This transfer is made as a part of the distribution of the estate of Richard Hugh Downey, and the true and actual consideration paid for this conveyance is: NONE.

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.

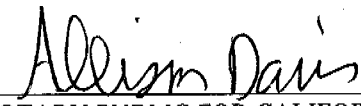
EXECUTED this 5 day of FEBRUARY, 2013.

GRANTOR:


 Karen Ann Downey, Affiant

STATE OF CALIFORNIA/County of Ventura ss.

This instrument was acknowledged before me, a notary public in and for said County and State, this 5th day of February, 2013, by the within named Karen Ann Downey, the Affiant named in the duly filed affidavit concerning the Small Estate of Richard Hugh Downey.


 NOTARY PUBLIC FOR CALIFORNIA
 My commission expires: 7/24/13

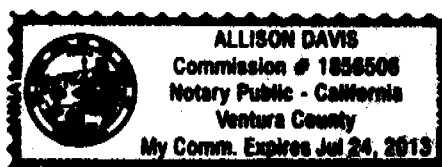


EXHIBIT "A"

A tract of land situated in the SW1/4 NE1/4 of Section 27, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon and being more particularly described as follows:

Beginning at a point on the Northerly line of Pine Ridge Estates, said point being South 00° 12' 08" East 184.37 feet and South 89° 45' 22" East 661.43 feet from the Northwest corner of said SW1/4 NE1/4; thence North 40° 39' 08" West 50 feet; thence North 82° 14' 32" East 390.90 feet to the Westerly bank of the Williamson River; thence South 46° 49' 00" East along said bank 135.29 feet to the Northerly line of said Pine Ridge Estates; thence along the boundary of said Pine Ridge Estates North 89° 45' 22" West 190.09 feet, South 12° 27' 00" East 164.00 feet and North 61° 38' 22" West 339.40 feet to the point of beginning, with bearings based on Rainbow Park on the Williamson.