

m9c 97013-LW  
**AFFIANT'S DEED**

**2013-004374**  
**Klamath County, Oregon**  
04/24/2013 03:15:15 PM  
Fee: \$42.00

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

Pamela L. Silcox, as Claiming Successor for the  
Small Estate of Florence Mary Greear  
4548 Sturdivant Avenue  
Klamath Falls, OR 97603

**Second Parties' Names and Addresses:**

Pamela L. Silcox  
4548 Sturdivant Avenue  
Klamath Falls, OR 97603

Phleet E. Greear  
540 Lexington Avenue  
Corsicana, TX 75510

Jennifer M. Silcox  
4548 Sturdivant Avenue  
Klamath Falls, OR 97603

Mathew A. Silcox  
4996 Laurelwood Drive  
Klamath Falls, OR 97603

**After recording, return to:**

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

**Send all property tax statements to:**

Pamela Lynn Silcox  
4548 Sturdivant Avenue  
Klamath Falls, OR 97603

THIS INDENTURE made this 24 day of April, 2013, by and between Pamela L. Silcox, the affiant named in the duly filed Affidavit concerning the Small Estate of Florence Mary Greear, Klamath County Circuit Court Case #1203054CV, deceased, hereinafter called the first party, and Pamela L. Silcox—an undivided 1/3 interest; Phleet E. Greear—an undivided 1/3 interest; Jennifer M. Silcox—an undivided 1/6 interest; and Mathew A. Silcox—an undivided 1/6 interest, hereinafter called the second parties;

**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 parties and second parties' heirs, successors and assigns the fractional interests, as described above, which is 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 at 6312 Climax Avenue in Klamath Falls, Klamath County, Oregon, more commonly described as follows:

Lot 3 in Block 8 of THIRD ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Property Tax Id #R506633

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00 - 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

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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.

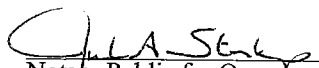
IN WITNESS WHEREOF, the first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order its board of directors.

  
Pamela L. Silcox, Affiant

STATE OF OREGON     )  
                                  ) ss.  
County of Klamath     )

This instrument was acknowledged before me on April 24, 2013 by Pamela L. Silcox, as Claiming Successor for the Small Estate of Florence Mary Greear.



  
Notary Public for Oregon  
My Commission Expires: 10/21/2013