

2013-005829

Klamath County, Oregon



00136488201300058290020022

05/23/2013 03:43:38 PM

Fee: \$42.00

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.  
620 Main Street  
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

Michael Taylor, Claiming Successor  
Of the Estate of Diane Taylor  
Of the Estate of Kermit Taylor

GRANTEE'S NAME AND ADDRESS:

Michael Taylor  
5109 Cottage Avenue  
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Michael Taylor  
5109 Cottage Avenue  
Klamath Falls, OR 97603

**AFFIANT'S DEED**

THIS INDENTURE Made this 23<sup>rd</sup> day of May 2013, by and between Michael Taylor, the affiant named in the duly filed affidavit concerning the small estate of Diane Taylor, deceased, and the affiant named in the duly filed affidavit concerning the small estate of Kermit Taylor, deceased, hereinafter called the first party, and Michael Taylor, hereinafter called the second party;

**WITNESSETH:**

FOR VALUE RECEIVED and the consideration hereinafter stated, the receipt whereof hereby is acknowledged, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the second party and the second party's heirs, successors-in-interest and assigns, 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 law or otherwise may have thereafter acquired in that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 2 in block 209, Mills of Mills Second Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to: Those easements of record and those apparent on the land, if any.

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 \$0.00. Pursuant to the Small Estate Affidavit of Diane Taylor, Klamath County Circuit Court Case No. 12-04596CV; and, Small Estate Affidavit of Kermit Taylor, Klamath County Circuit Court Case No. 13-00056CV.

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 of its board of directors.

**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS**

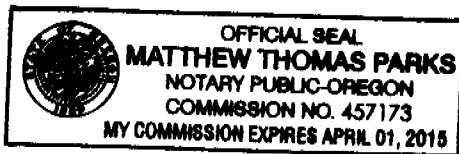
195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE 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 INQUIRY 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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.



Michael Taylor, Affiant

STATE OF OREGON; County of Klamath ) ss.

This instrument was acknowledged before me on May 23, 2013, 2013, by Michael Taylor as Claiming Successor of the Small Estate of Diane Taylor and the Claiming Successor of the Small Estate of Kermit Taylor.





NOTARY PUBLIC

My Commission expires: