

BE

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



UTC 13961122

First Party's Name and Address

Second Party's Name and Address

After recording, return to (Name, Address, Zip):

Same as below

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

Janice Margaret Potter
11424 Kestrel Rd
City 97601

STATE OF

County of

2013-006109

Klamath County, Oregon

05/30/2013 03:35:29 PM

Fee: \$37.00

I cert _____ was
received for _____
at _____ o'clock _____ M., and recorded in
book/reel/ volume No. _____ on page _____
and/or as fee/file/instrument/microfilm/reception
No. _____, Records of this County.

SPACE RESERVED
FOR
RECORDER'S USE

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

97598-DS

AFFIANT'S DEED

THIS INDENTURE dated May 30, 2013
JANICE MARGARET POTTER

, by and between

the affiant named in the duly filed affidavit concerning the small estate of MAXINE ISABELLE CASE
SMALL ESTATE 1301705CV

and JANICE M. POTTER AS TO AN UNDIVIDED 40%, JOHN P. COZBY II AS TO AN UNDIVIDED 30%, and*

hereinafter called the second party; WITNESSETH: *CRAIG W. SERRELS AS TO AN UNDIVIDED 30% INTEREST

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 the law or otherwise, in that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 36 of GRACE PARK, accing to the official plat thereof on file in the office
of the County Clerk of Klamath County, Oregon.

AMERITITLE has recorded this
instrument by request as an accommodation only,
and has not examined it for regularity and sufficiency
or as to its effect upon the title to any real property
that may be described therein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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 \$ Small Estate Distribution. 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 ®, if not applicable, should be deleted. See ORS 93.030.)

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Janice Margaret Potter
Janice Margaret Potter

Affiant

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on May 30, 2013

by Janice Margaret Potter

This instrument was acknowledged before me on _____

by _____



Notary Public for Oregon

My commission expires 3-2-16

STAW