

2013-008037

Klamath County, Oregon



00139247201300080370010018

07/16/2013 10:13:10 AM

Fee: \$37.00

William Mitchell, Claiming Successor
Small Estate of Gwendolyn Q. Mitchell.
Grantor

William Mitchell & James Ray Mitchell.
1672 Herndon Road # 105
Ceres, CA 95307-4420
Grantee

After recording return to:

Grantee

Send Tax Statements to:

Grantee

AFFIANT'S DEED

THIS INDENTURE made this 5 day of July, 2013, by and between WILLIAM MITCHELL, the affiant named in the duly filed affidavit concerning the small estate of GWENDOLYN Q. MITCHELL, deceased, hereinafter called the first party, and WILLIAM MITCHELL and JAMES RAY MITCHELL, 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:

LOT 17, BLOCK 306 DARROW 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.

R-3809-033DD-07700-000

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.

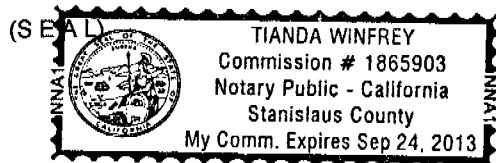
Dated this 5 day of July, 2013.

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.

William Mitchell
WILLIAM MITCHELL, Claiming Successor

STATE OF CALIFORNIA, County of Stanislaus)ss.

Personally appeared the above named William Mitchell and acknowledged the foregoing instrument to be his voluntary act and deed.



Before me: Tianda Winfrey
Notary Public for CALIFORNIA County of Stanislaus
My Commissioner Expires: 09/24/2013