

2013-008213

Klamath County, Oregon



00139471201300082130020029

07/19/2013 09:55:09 AM

Fee: \$42.00

After Recording, return to:
Bonnie A Lam, Attorney for Affiant
111 N. 7th Street
Klamath Falls, OR 97601

Until requested otherwise, send all
tax statements to:

Richard Ross
461 Ventura Avenue
Eugene, OR 97405

AFFIANT DEED

THIS INDENTURE dated July 17 2013 by and between the affiant named in the duly filed affidavit concerning the small estate of Cherrill Louise Ross, deceased, (Klamath County Circuit Court, Case No. 1300594CV) hereinafter called first party, and **Richard K. Ross**, hereinafter called the second party(s); WITNESSETH:

For value received and the consideration hereinafter stated, the first party has granted, bargained, sold and conveyed, and by these present 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 deceased, whether acquired by operation of law or otherwise, in that certain real property situated in **County of Klamath, State of Oregon**, described as follows, to wit:

See attached Exhibit "A."

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, per small estate affidavit.

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the affiant has executed this instrument this 17 day of July, 20 13; if affiant is a corporation, it has caused its named 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.

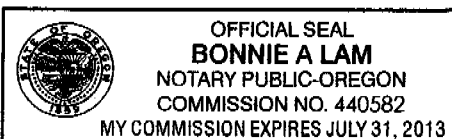
William Mark Trusty
WILLIAM MARK TRUSTY

Rose W. Garcia 7/17/13
Witness Date

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on July 17) ss. 2013,
by **William Mark Trusty**.



NOTARY PUBLIC FOR OREGON
My Commission Expires: 7/31/2013

EXHIBIT "A"
DESCRIPTION OF PROPERTY

Beginning at a point in the E $\frac{1}{2}$ W $\frac{1}{2}$ W $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, which is North 88°57' East 195 feet, and thence North 0°35' West 240 feet from the southwest corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 2; thence North 0°35' West along the east edge of a strip of land deeded to Klamath County for road purposes, a distance of 124.78 feet; thence North 89°45' East 135 feet to the east line of the E $\frac{1}{2}$ W $\frac{1}{2}$ W $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 2; thence South 0°35' East along said east line a distance of 124.78 feet; thence south 89°45' West 135 feet to the point of beginning; being a parcel of land in the E $\frac{1}{2}$ W $\frac{1}{2}$ W $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.