

2013-010053

Klamath County, Oregon



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09/03/2013 02:13:21 PM

Fee: \$37.00

Grantor's name and address:

Lori J. Maurer
28408 S. Haney Rd
Kennewick WA 99337

Send Tax Statements to:

Lori J. Maurer
28408 S. Haney Rd
Kennewick WA 99337

After recording return to person recording or to:

Richard Fairclo
409 Pine Street, Suite 209
Klamath Falls, OR 97601

SMALL ESTATE AFFIANT'S BARGAIN & SALE DEED

I, Lori J. Maurer, Affiant of the Small Estate of Dale S. Maurer, Jr., Case No. 1300858CV, Klamath County, Oregon Circuit Court, Grantor, conveys to Lori Jeanne Maurer as to an undivided 1/2 interest, Colt Lane Maurer as to an undivided 1/6 interest, Jessica Maurer as to an undivided 1/6 interest, and Dale Maurer III as to an undivided 1/6 interest, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Located in Klamath County, Oregon: Lot 25, Block 14, Klamath Forest Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
Tax Account #3510-23BO-3900.

SUBJECT TO reservations and restrictions of record, easements and rights of way of record and those apparent on the land, contracts and/or liens and assessments for irrigation and/or drainage. The true and actual consideration for this conveyance is in accordance to the intestate laws of the State of Oregon.

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.

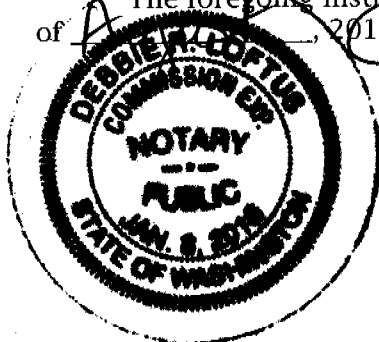
Dated this 22 day of August, 2013.

Lori J. Maurer

STATE OF WASHINGTON]
] ss.

County of Benton]

The foregoing instrument was acknowledged before me this 22 day of August, 2013, by Lori J. Maurer.



Notary Public for Washington
My Commission expires: 1-8-14

Returned to Counter