

2013-010169

Klamath County, Oregon



00141920201300101690030039

09/05/2013 09:33:53 AM

Fee: \$47.00

Grantor's Name and address:

Robert J. Morgan, Claiming Successor  
Of the Estate of Robert William Rock  
706 S. Marion Avenue  
Washington, IA 52353-1431

Grantee's Name and address:

Robert J. Morgan  
706 S. Marion Avenue  
Washington, IA 52353-1431

After recording return to:

Gary L. Hedlund  
Attorney at Law  
303 Pine Street  
Klamath Falls OR 97601

Until a change is requested all  
tax statements shall be sent to  
the following address:

Robert J. Morgan  
706 S. Marion Avenue  
Washington, IA 52353-1431

Returned • Courthouse

**AFFIANT'S DEED**

THIS INDENTURE made this 28<sup>th</sup> day of August, 2013, by and between Robert J. Morgan, CLAIMING SUCCESSOR, the affiant named in the duly filed affidavit concerning the small estate of Robert William Rock, deceased, hereinafter called the first party, and Robert J. Morgan, 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 the 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:

Parcel No. 1: Lots 1 and 2 in Block 3, OPPORTUNITY 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.

Klamath County Tax Account No. R-3809-020BC-00501-000  
And Property ID No. R702494

Parcel No. 2: The real property described on that certain Deed recorded in the office of the County Clerk of Klamath County, Oregon, in Vol. 346 at pages 558-559, also described as follows:

Beginning at an iron in located South 0 08' West a distance of 608.25 feet and North 89 52' West a distance of 661.8 feet from the east 1/4 corner of Section 9, Township 39 South, Range 10 E., W.M.; thence North 89 52' West 208.71 feet to an iron pin; thence North 0 08' East 208.71 feet to an iron pin; thence South 0 08' West 208.71 feet more or less to the point of beginning containing 1.0 acres, more or less

Klamath County Tax Account No. R-3910-009DA-01700-000  
and Property ID No. R595555

More commonly referred to as: 11011 Clovis Drive  
Klamath Falls OR 97603

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES AND 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 197.352.

To Have and to Hold the same unto the second party and the 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. (The transfer is pursuant to an order of the Klamath County Circuit Court entered in the small estate proceeding of Robert William Rock, Case No. 1301617CV).

\*However, the actual consideration consists of or includes other property or value given or promised which is the whole/part of the consideration.

In construing this deed and 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 grantor has executed this instrument this 28 day of August 2013.

By: Robert J. Morgan  
Robert J. Morgan  
Claiming Successor:

STATE OF IOWA )

County of Washington ) ss

Dated:

On August 28, 2013, before me, Barbara A. Edmondson, Notary Public, personally appeared Robert J. Morgan, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

Before me:

Barbara A. Edmondson

Notary Public for Iowa

My Commission Expires:

