

2013-012881

Klamath County, Oregon



00145235201300128810020021

11/18/2013 02:37:48 PM

Fee: \$42.00

Beatrice Tennon, Claiming Successor
Cynthia Lee Meyers Small Estate
Grantor

Beatrice Tennon,
Grantee

After recording return to:
Beatrice Tennon
28466 Acapulco
Mission Viejo, CA 92692

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

AFFIANT'S DEED

THIS INDENTURE made this 28 day of October, 2013, by and between Beatrice Tennon, the affiant named in the duly filed affidavit concerning the small estate of Cynthia Lee Meyers deceased, hereinafter called the first party, and Beatrice Tennon, 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:

Beginning at a point which lies North 1° 12' West a distance of 331.4 feet along the section line and North 88° 57' East a distance of 814.5 feet from the iron axel which marks the 1/4 section corner common to Sections 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian and running thence continuing North 88° 57' East a distance of 67.5 feet to a point; thence North 1° 12' West parallel to the section line a distance of 331.4 feet, more or less, to an iron pin on the North line of the S1/2 SW 1/4 NW1/4 of Section 11; thence South 88° 58' West along the north line of the S1/2 SW 1/4 NW 1/4 of Section 11 a distance of 67.5 feet to an iron pin; thence south 1° 12' East a distance of 331.4 feet, more or less to the point of beginning, being in the S1/2 SW1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian.

EXCEPTING THEREFROM that portion lying within Winter Avenue.

Map Tax Lot No.: R-3909-011BC-03800-000

Subject to all covenants, conditions, restrictions, reservations, easements rights, and rights of way of record on file in the Office of the County Clerk of Klamath County, Oregon.

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 28 day of October 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.

Beatrice Tennon

Beatrice Tennon, Claiming Successor

STATE OF CALIFORNIA, County of Orange) ss.

Personally appeared the above named Beatrice Tennon and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: Kory R. Moore
Notary Public for California

My Commission Expires: Sep 18th 2015

State of California, County of Orange
Subscribed and sworn to (or affirmed) before me
on this 21 day of October, 2013
by Beatrice Tennon
proved to me to me on the basis of satisfactory
evidence to be the person(s) who appeared
before me.
Signature: [Signature]

