

2014-000534

Klamath County, Oregon



00147543201400005340020022

01/22/2014 09:06:57 AM

Fee: \$47.00

AFFIANT'S DEED

Nancy Choban, Claiming Successor
Grantor

Nancy Choban
4002 Edgerock Drive
Austin, TX 78731
Grantee

After recording return to:
Nancy Choban
4002 Edgerock Drive
Austin, TX 78731

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

SAME

THIS INDENTURE made this 13 day of January, 2014, by and between NANCY CHOBAN, the Affiant named in the duly filed affidavit concerning the small estate of MARY ELLEN CLARK, deceased, hereinafter called the first party, and NANCY CHOBAN, 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:

Lots 36 and 37, Tract A, FRONTIER TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Map Tax Lot R-3606-010BC-03200-000

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.

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,

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Returned to Courtroom
Jest D. MacArthur

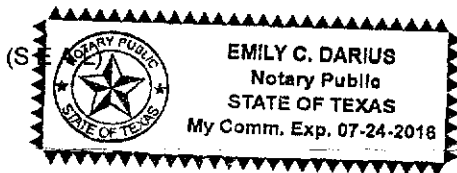
CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.


Dated this 13 day of January, 2014.

Nancy Choban
Nancy Choban, Claiming Successor

STATE OF TEXAS, County of Travis)ss.

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



Before me: 
Notary Public for Texas
My Commissioner Expires: 07/24/2016