

2014-001364

Klamath County, Oregon

After Recording, return to:

Bonnie A Lam, Attorney for Affiant
111 N. 7th Street
Klamath Falls, OR 97601



00148627201400013640020020

02/18/2014 02:40:25 PM

Fee: \$47.00

**Until requested otherwise, send all
tax statements to:**

Estate of Ethel Viola Thompson-Leppert
c/o Susan Wesley, Claiming Successor
961 Vista Way
Klamath Falls, OR 97601

AFFIANT DEED

THIS INDENTURE dated February 13 2014 by and between the affiant named in the duly filed affidavit concerning the small estate of Louis Earl Leppert, deceased, (Klamath County Circuit Court, Case No. 1303655CV), Ethel Viola Thompson-Leppert, who passed away on December 8, 2013 with a duly filed small estate proceeding (Klamath County Circuit Court, Case No. 1400200CV) filed and Susan J. Wesley as said claiming successor, hereinafter called first party, and **Ethel Viola Thompson-Leppert (estate of)**, 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 13 day of Feb, 20 14; 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.

Susan J. Wesley
SUSAN J. WESLEY

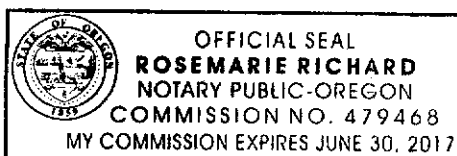
[Signature]
Witness

2/13/2014
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 February 13, 2014
by **Susan J. Wesley**.



[Signature]
NOTARY PUBLIC FOR OREGON

My Commission Expires: 6/30/17

EXHIBIT "A"
LEGAL DESCRIPTION

TRACT 12 of PLEASANT HOME TRACTS NO. 2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

SAVING AND EXCEPTING THEREFROM the following described parcel:

A parcel of land lying in Tract 12 of PLEASANT HOME TRACTS NO. 2 in Klamath County, Oregon, the said parcel being that portion of said Tract 12 included in a strip of land 40 feet in width, lying on the Northerly side of the center line of the Klamath Falls-Lakeview Highway as said highway has been relocated, which center line is described as follows:

Beginning at Engineer's center line station 40+00, said station being 1.44 feet South and 389.80 feet West of the West quarter corner of Section 2, Township 39 South, Range 9 East of the Willamette Meridian; thence South 89°58'30" East 521.6 feet; thence North 89°43'30" East, 2984.1 feet; thence South 89°52'30" East 2863.7 feet to Engineer's center line Station 133+69.4, said station being 1.21 feet South and 554.40 feet East of the East quarter corner of said Section 2. The Northerly line of said strip of land crosses the West and East lines of said Tract 12 approximately opposite Engineer's center line stations 123+35 and 124+10, respectively.