



00150486201400028120020023

04/01/2014 09:54:39 AM

Fee: \$47.00

GRANTOR'S NAME AND ADDRESS:

Patrick Murphy, Claiming Successor
502 Mountain View
Lakeview, OR 97630

GRANTEE'S NAME AND ADDRESS:

Patrick Murphy
502 Mountain View
Lakeview, OR 97630

AFTER RECORDING RETURN TO:

James C. Lynch
P. O. Box 351
Lakeview, OR 97630

SEND TAX STATEMENTS TO:

Patrick Murphy
502 Mountain View
Lakeview, OR 97630

AFFIANT'S DEED

THIS INDENTURE made by and between **Patrick Murphy**, the affiant named in the duly filed affidavit concerning the small estate of **Sara Weaver Leonard, also known as Sara Marcella Leonard**, deceased, Klamath County, Oregon Case No. 1304044CV, hereinafter called the grantor, and **Patrick Murphy**, hereinafter called the grantee; WITNESSETH:

For value received and the consideration hereinafter stated, the receipt whereof hereby is acknowledged, the grantor has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the grantee, grantee's heirs, successors-in-interest and assigns, all of the estate, right, title and interest of the deceased at the time of decedent's death, and all the right, title and interest that the estate of the deceased by operation of the law or otherwise may have thereafter acquired in that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

The N $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 31, Township 36 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

TOGETHER WITH a non-exclusive easement over the East 60 feet of Government Lot 2 lying South of Highway 140, the East 60 feet of Government Lot 3 and the East 60 feet of the N $\frac{1}{2}$ of Government Lot 4, Section 31, Township 36 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon for ingress and egress to and from the subject property.

SUBJECT TO all easements, reservations, restrictions and rights of way of record or apparent on the ground, as well as all liens and encumbrances thereon.

TAX INFORMATION: Code 8; Map No. 3612-3100; Tax Lot 1100.

TO HAVE AND TO HOLD the same unto the grantee, grantee's heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is None. This deed is given to comply with the requirements of ORS 114.545(3).

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to estates and to individuals.

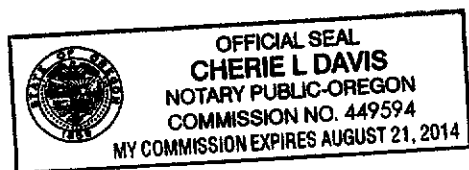
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 SECTION 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the grantor has executed this instrument on this
6th day of November, 2013.

Patrick Murphy
Patrick Murphy, Affiant

STATE OF OREGON)
) ss.
County of Lake)

This instrument was acknowledged before me on the 6th day of November, 2013, by PATRICK MURPHY.



 Notary Public for Oregon
 My Commission Expires: 08/21/2014