

2014-003131

Klamath County, Oregon



00150905201400031310030037

04/09/2014 03:42:51 PM

Fee: \$52.00

After recording, please send to:

Michael Crounse  
1101 Kane Street  
Klamath Falls, OR 97603

\* Please also send tax statements to above address.

**TRANSFER ON DEATH DEED  
(ORS 93.948 TO ORS 93.979)**

Before his death, Grantor **Michael T. Crounse** reserves his rights under the Uniform Real Property Transfer on Death Act, Oregon Revised Statutes, 93.948 through 93.990. Upon the death of **Michael T. Crounse**, Grantor transfers his interest in the following described property to Debra J. Crounse, the described real property situated in the County of Klamath, State of Oregon, to wit:

See Exhibit "A" attached hereto.

If Debra J. Crounse does not survive Michael T. Crounse, then upon the death of Michael T. Crounse, Grantor transfers his interest in the above described property to Bruce A. Crounse.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

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Returned to Crounse  
Law Office of Michael T. Crounse

The true consideration for this conveyance is **\$0.00**. ORS 93.930.

9 **IN WITNESS WHEREOF**, That said Grantor has signed and sealed these presents on this day of April, 2014. Signed, sealed, and delivered in the presence of:

[Signature]  
(Signature of Witness)

[Signature: Michael T. Crounse]  
Michael T. Crounse, Grantor

Kayla Sha  
(Printed Name of Witness)

STATE OF OREGON            )  
  ) ss.  
County of Klamath         )

The above-mentioned person, Michael T. Crounse, appeared before me and acknowledged that he executed the above instrument. Subscribed and sworn to before me this 9<sup>th</sup> day of April, 2014.

[Signature: Sherry Wells]  
Notary Public for Oregon  
My Commission Expires: 10-3-17

05 JUL 15 PM 1:14

DEBRA J. CROUNSE  
MICHAEL T. CROUNSE  
MICHAEL T. CROUNSE  
1101 KANE ST.  
KLAMATH FALLS, OR 97603  
MICHAEL T. CROUNSE  
1101 KANE ST.  
KLAMATH FALLS, OR 97603

W 1002 Page 57340  
STATE OF OREGON

54374-A

SPACE RESERVE  
FOR  
RECORDING USE

State of Oregon, County of Klamath  
Recorded 10/04/2002 1:19 A M  
Vol 1002, Pg 57340  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1 updy.

BARBARA AND SALE DEED

KNOW ALL BY THESE PRESENTS that DEBRA J. CROUNSE

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto  
MICHAEL T. CROUNSE  
hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the improvements, fixtures and appurtenances thereto belonging or in any way appertaining, situated in Klamath County,  
State of Oregon, described as follows, to-wit:

LOT 49 AND PORTION OF LOT 49, FAIRACRES SUBDIVISION #1, ACCORDING TO THE OFFICIAL  
PLAT THEREOF ON FILE IN THE OFFICES OF THE COUNTY CLERK OF Klamath County,  
OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 49; THENCE NORTH 51.47 FEET  
THENCE WESTERLY 146.85 FEET; THENCE SOUTHWESTERLY 162.94 FEET TO A  
POINT 28.55 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 49; THENCE  
SOUTH 88.55 FEET TO THE SOUTHWEST CORNER OF LOT 49; THENCE  
EASTERLY 308 FEET TO THE POINT OF BEGINNING.

IF SPACE AVAILABLE, CONTINUE DESCRIPTION ON REVERSE

To Have and to hold the same unto grantee and grantee's heirs, successors and assigns forever.  
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00. However, the  
actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate  
which) consideration. (The amount between the symbols &, if not applicable, should be deleted. See OREGON 10.006)  
In conveying 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 grantor has executed this instrument on 10-7-02; If  
grantor is a corporation, it has caused its name 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.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN  
THE INSTRUMENT IN THIS STATE AS A RESIDENTIAL LAND USE UNIT OR HOUSING  
UNIT, UNLESS THE PROPERTY IS USED IN ACCORDANCE WITH THE ZONING  
ORDINANCES OF THE CITY OR COUNTY IN WHICH THE PROPERTY IS LOCATED. THE  
CITY OR COUNTY OF OREGON IS NOT RESPONSIBLE FOR THE USE OF THE  
PROPERTY IN THIS STATE AS A RESIDENTIAL LAND USE UNIT OR HOUSING  
UNIT, UNLESS THE PROPERTY IS USED IN ACCORDANCE WITH THE ZONING  
ORDINANCES OF THE CITY OR COUNTY IN WHICH THE PROPERTY IS LOCATED.

Debra J. Crounse  
21848 Merrill Pt Rd.  
Klamath Falls, OR 97603

STATE OF OREGON, County of Klamath

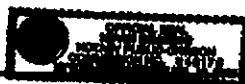
This instrument was acknowledged before me on 10-7-02

by Kevin Deakin, Notary Public

This instrument was acknowledged before me on

by

of



Kevin Deakin  
Notary Public for Oregon  
My commission expires 2-19-05

EXHIBIT A  
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