

2014-005360

Klamath County, Oregon



00153520201400053600020022

AFFIANT'S DEED

05/19/2014 03:09:15 PM

Fee: \$47.00

First Party's Name and Address:

Nancy L. Clayton, as Claiming Successor for the
Small Estate of Charles Everett Bohannon
2511 Applegate Avenue
Klamath Falls, OR 97601

Second Parties' Names and Addresses:

Nancy L. Clayton
2511 Applegate Avenue
Klamath Falls, OR 97601

Wayne E. Bohannon
20 Stag Horn Ct, Apt. A
Cockeysville, MD 21030-4131

After recording, return to:

Boivin, Uerlings & DiIaconi, P.C.
Attn: James R. Uerlings
803 Main Street, Suite 201
Klamath Falls, OR 97601

Send all property tax statements to:

Nancy L. Clayton
2511 Applegate Avenue
Klamath Falls, OR 97601

THIS INDENTURE made this 19th day of May, 2014, by and between Nancy L. Clayton, the affiant named in the duly filed Affidavit concerning the Small Estate of Charles Everett Bohannon, Klamath County Circuit Court Case #1400172CV, deceased, hereinafter called the first party, and Nancy L. Clayton and Wayne E. Bohannon as tenants-in-common, hereinafter called the second parties;

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 parties and second parties' heirs, successors and assigns all the estate, right and interest of the estate of the deceased, whether acquired by operation of the law or otherwise, in that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Real property located at 2511 Applegate Avenue, Klamath Falls, Oregon more commonly described as follows:

Lot Six Hundred Thirty-One (631) Block One Hundred Twenty-Eight (128) Mills Addition to the
City of Klamath Falls, Oregon Property Tax Id #R614623

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0-estate distribution.

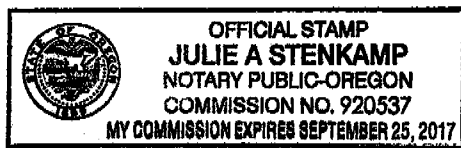
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS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

IN WITNESS WHEREOF, the first party has executed this instrument; if first party 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 its board of directors.

Nancy L. Clayton
Nancy L. Clayton, Affiant

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on May 19, 2014 by Nancy L. Clayton, as Claiming Successor for the Small Estate of Charles Everett Bohannon.



Julie A. Stenkamp
Notary Public for Oregon
My Commission expires: 9/25/2017