

Returned to Courthouse

2014-009028

Klamath County, Oregon



00158068201400090280020028

08/29/2014 02:55:58 PM

Fee: \$47.00

Freda Dolores Cooley, Claiming Successor  
Grantor

Freda Dolores Cooley and Darrel Wade Cooley  
8217 Matney Way  
Klamath Falls, OR 97603  
Grantee

After recording return to:  
Grantee  
Send Tax Statements to:  
PNC Mortgage  
P.O Box 1820  
Dayton, OH 45401-1820

**AFFIANT'S DEED**

THIS INDENTURE made this 26th day of August, 2014, by and between FREDA DOLORES COOLEY, the affiant named in the duly filed affidavit concerning the small estate of DAVY LEE COOLEY, deceased, hereinafter called the first party, and FREA DOLORES COOLEY, 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:

Exhibit "A" attached hereto and incorporated herein by this reference

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.

Dated this 26<sup>th</sup> day of August, 2014.

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

Freda Dolores Cooley  
Freda Dolores Cooley, Claiming Successor

STATE OF OREGON, County of Klamath )ss.

Personally appeared the above named Freda Dolores Cooley as Claiming Successor, and acknowledged the foregoing instrument to be her voluntary act and deed.

(S E A L)

Before me: Dona Alleen Nelson  
Notary Public for Oregon  
My Commissioner Expires: 3-27-2018

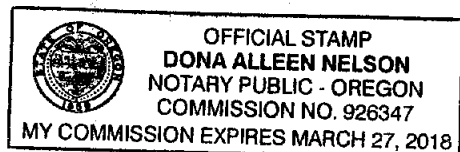


EXHIBIT "A"

PARCEL 1:

Lots 30 AND 31, of FIRST ADDITION TO ALGOMA, according to the official plat thereof on file in the records of Klamath County, Oregon.

PARCEL 2:

Beginning at a point on the North line of Lot 33 of FIRST ADDITION TO ALGOMA which is 60 feet South of the Southeast corner of Lot 30 of said subdivision and running thence; South a distance of 752.55 feet, more or less, to a 5/8 inch rebar on the South line of said Lot 33; thence West along the South line of said Lot 33 to the Southwest corner thereof; thence North along the West line of said Lot 33 a distance of 660 feet, more or less, to the Southwest corner of Lot 32 of said subdivision; thence North 89 degrees 52' East along the South line of said Lot 32 a distance of 196 feet to the Southeast corner thereof; thence North along the East line of said Lot 32 a distance of 92.55 feet, more or less, to its intersection with the North line of said Lot 33; thence East along the North line of said Lot 33 a distance 200 feet, mor or less, to the point of beginning, being a portion of Lot 33 of First Addition to Algoma, according to the official plat thereof on file in the records of Klamath County, Oregon.

TOGETHER WITH that portion of Vacated Orchard Avenue which inured to parcels 1 and 2 above.

R-3709-018CC-01400-000; R-3709-018CC-01500-000; R-3709-019BB-00200-000;