

2014-012002

Klamath County, Oregon

11/18/2014 08:54:14 AM

Fee: \$47.00

BA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY MEANS

MTC 987671W
AmeriTitleThe Estate of Ethel Viola Thompson-
Leppert, DeceasedGrantor's Name and Address
Susan Wesley
961 Vista Way
Klamath Falls, OR 97601

Grantee's Name and Address

SPACE RESERVED
FOR
RECORDER'S USE

After recording, return to (Name and Address):

Susan Wesley
961 Vista Way
Klamath Falls, OR 97601

Until requested otherwise, send all tax statements to (Name and Address):

Susan Wesley
961 Vista Way
Klamath Falls, OR 97601

AFFIANT'S DEED

THIS INDENTURE dated November 6, 2014, by and between
Susan J. Wesleythe affiant named in the duly filed affidavit concerning the small estate of Ethel Viola Thompson-Leppert, Deceased,
and Susan Wesley, deceased, hereinafter called grantor,
hereinafter called grantee; WITNESSETH:For value received and the consideration hereinafter stated, grantor has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto grantee and grantee's 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 Klamath County, State of Oregon, described as follows (*legal description of property*):

Please see attached exhibit "A"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee, and grantee's heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0. 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 sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

Susan J. Wesley
Susan Wesley

Affiant

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on _____,

by _____

This instrument was acknowledged before me on November 12, 2014,by Susan Wesleyas Claiming Successor/Affiantof the Estate of Ethel Viola Thompson-Leppert, Deceased

Notary Public for Oregon

My commission expires 11/20/2015

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.