

2014-012154

Klamath County, Oregon



00161823201400121540020027

11/21/2014 10:16:14 AM

Fee: \$47.00

Grantor's Name and address:
Penny L. Kirby, Claiming Successor
Of the Estate of Boni Gene Colbert
36717 Highway 97 N.
Chiloquin, OR 97624

Grantee's Name and Address:
Penny L. Kirby
36717 Highway 97 N.
Chiloquin, OR 97624

After recording, return to Penny L. Kirby

Until requested otherwise, send all tax statements to Penny L. Kirby

AFFIANT'S DEED

THIS INDENTURE dated this 12th day of September, 2014, by and between Penny L. Kirby, the affiant named in the duly filed affidavit concerning the small estate of Boni Gene Colbert, deceased, hereinafter called grantor, and Penny L. Kirby, 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 located at 36717 Highway 97 N., situated in Klamath County, State of Oregon, legally described as follows:

The South 1/2 of South 1/2 of the West 1/2 of Government Lot 1 and the Northerly 360 Feet of West 1/2 of Government Lot 8, all in Township 35 South, Range 7 East of the Willamette Meridian in Section 9.

EXCEPTING THEREFROM the Easterly 165 feet of the South 1/2 of the South 1/2 of the West 1/2 of the Government Lot 1, and the Easterly 165 feet of the North 360 Feet of the West 1/2 of the Government Lot 8, Section 9, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH a 1972 Marle Mobile Home, Plate #X 74725

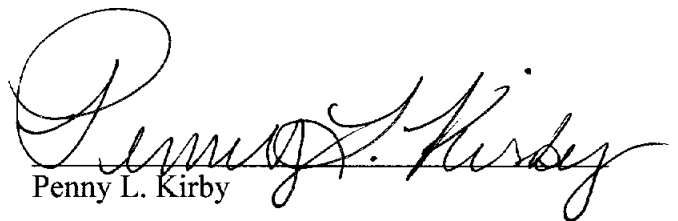
To Have and to Hold the same unto grantee's heirs, successors-in-interest and assigns forever, the true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.

In consideration 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 business, other entities and to individuals.

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

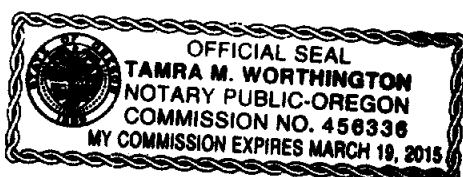
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTERS 424, OREGON LAWS 2007, SECTIONS 2 to 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS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

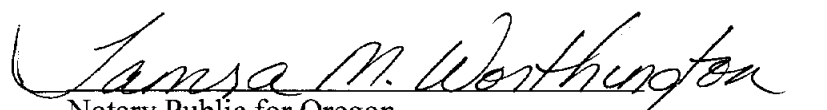
Dated this 12th day of September, 2014


Penny L. Kirby

STATE OR OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 12th day of September, 2014 by Penny L. Kirby, Claiming Successor of the estate of Boni Gene Colbert.




Notary Public for Oregon
My Commission Expires: March 19, 2015