

RECORDING COVER SHEET (Please Print or Type)
This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

THIS SPACE RESERVED FOR USE BY
THE COUNTY RECORDING OFFICE

AFTER RECORDING RETURN TO:
June Wiyrick Flores
Miller Nash LLP
111 S.W. Fifth Avenue, Suite 3400
Portland, Oregon 97204

1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)
Affiant's Deed

2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160
Nola J. Yeary, Deceased
1221 East Cypress Avenue, Space #12E
Redding, California 96002

3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160
Penny Dowling
35382 Eden Court
Fremont, California 94536

4) TRUE AND ACTUAL CONSIDERATION
ORS 93.030(5) – Amount in dollars or other
\$ 0.00 ☐ Other

5) SEND TAX STATEMENTS TO:
Penny Dowling
35382 Eden Court
Fremont, California 94536

6) SATISFACTION of ORDER or WARRANT
ORS 205.125(1)(e)
CHECK ONE: ☐ FULL
(If applicable) ☐ PARTIAL

7) The amount of the monetary obligation imposed by the order or warrant, ORS 205.125(1)(c)
\$

8) If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: "RERECORDED AT THE REQUEST OF _____ TO CORRECT _____"
PREVIOUSLY RECORDED IN BOOK _____ AND PAGE _____, OR AS FEE NUMBER _____."

AFFIANT'S DEED

THIS INDENTURE Made this 18 day of November 2014, by and between Penny Dowling, the affiant named in the duly filed affidavit concerning the small estate of Nola Yeary, deceased, hereinafter called the first party, and Penny Dowling, Trustee of Survivor's Trust, hereinafter called the second party; **WITNESSETH:**

For value received and the consideration hereinafter stated, the receipt whereof hereby is acknowledged, 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-in-interest and assigns all the estate, right and interest of the deceased at the time of decedent's death, and all the right, title and interest that the estate of the deceased by operation of the law or otherwise may have thereafter acquired in that certain real property situated in the County of Klamath, State of Oregon, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO.

TO HAVE AND TO HOLD the same unto the second party and second party'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 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 person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS BEFORE ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OF COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Penny Dowling, Trustee

AFFIANT

STATE OF CALIFORNIA, County of SAN FRANCISCO ss.

This instrument was acknowledged before me on November 18, 2014, by Penny Dowling, proved to me on the basis of satisfactory evidence to be the person who appeared before me

This instrument was acknowledged before me on November 18, 2014,
by PENNY DOWLING
as TRUSTEE
of ESTATE OF NOLA YEARY, deceased

Merlin D. Ancheta
Notary Public for California
My Commission Expires FEB. 01, 2018



Grantor's Name and Address:

Nola J. Yeary, Deceased
1221 East Cypress Avenue, Space #12E
Redding, California 96002

Grantee's Name and Address:

Penny Dowling
35382 Eden Court
Fremont, California 94536

After Recording Return to:
June Wiyrick Flores
MILLER NASH LLP
111 S.W. FIFTH AVENUE, SUITE 3400
PORTLAND, OREGON 97204

Until Requested otherwise send all tax statements to: (Name, Address, Zip):

As _____ of _____ Record

EXHIBIT "A"

A parcel of land situated in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 15, Township 39 South, Range 10 East of the Willamette meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the East line of said SW $\frac{1}{4}$ SE $\frac{1}{4}$, said point being S. $00^{\circ}47'35''$ E. 215.41 feet from the Northeast corner of said SW $\frac{1}{4}$ SE $\frac{1}{4}$, thence S. $00^{\circ}47'35''$ E. 350.00 feet to the North line of the O.C. & E. Railroad right of way; thence S. $81^{\circ}36'00''$ W. along said North line a distance of 1018.44 feet to the intersection of the South extension of the East line of a parcel of land and conveyed to Matt H. Obenchain and wife by Deed recorded August 17, 1965, in Volume M-65 on page 964; thence North along said South extension and the East line of said Obenchain parcel and the North extension of said East line, a distance of 420.00 feet; thence N. $85^{\circ}30'34''$ E. 1005.76 feet to the point of beginning.

Together with a 12 foot wide roadway from Oregon, California and Eastern Railway Company, a Nevada corporation to Herman F. Romlvedt, dated January 29, 1970, recorded February 27, 1981, in Volume M-81 page 3433, Deed records of Klamath County, Oregon.