

2014-012399

Klamath County, Oregon



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12/01/2014 12:42:13 PM

Fee: \$47.00

Returned to County

RETURN TO: Richard Fairclo, Attorney 409 Pine Street, Suite 209 Klamath Falls, OR 97601	MAIL TAX STATEMENTS: D. Driftmier, Trustee 3175-E Sedona Court Ontario, California, 91764
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- AFFIANT'S DEED -

Donald A. Driftmier, as Affiant of the Small Estate of HENRY C. ANCHONDO, Case No. 1402801 CV, Circuit Court of Klamath County, Oregon, and as Trustee, Grantor, conveys to DONALD A. DRIFTMIER, AS TRUSTEE OF THE HENRY C. ANCHONDO TRUST Dated July 9, 1998, as amended and restated in its entirety on February 16, 2010, Grantee, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

See attached Exhibit "A."

SUBJECT TO AND EXCEPTING: Liens and encumbrances of record and those apparent upon the land.

The true and actual consideration for this transfer is \$1.00 and other valuable consideration, as part of an estate settlement as set forth in said Case No. 1402801 CV, Klamath County Circuit Court.

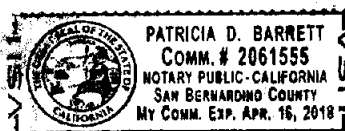
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009, AND SECTIONS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

Dated this 24 day of November, 2014

X Donald A. Driftmier

STATE OF CALIFORNIA, County of San Bernardino ss.

Personally appeared before me this 24th day of NOVEMBER, 2014, the above named Donald A. Driftmier and acknowledged the foregoing instrument to be his voluntary act and deed.



[Signature]

Notary Public for California

My Commission expires: 4-18-2018

EXHIBIT "A"
DESCRIPTION

14384

Lot 3 in Block 6 of WOODLAND PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, together with an undivided 1/88th interest in the following described land, 2 parcels situated in Lots 1 and 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and being more particularly described as follows:

PARCEL 1:

Beginning at the Northwest corner of said Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and running; thence along the North line of said Section North 89° 42' 15" East 400 feet; thence South 62.42 feet; thence South 46° 57' 20" West 408.82 feet to the Northeasterly bank of the Williamson River; thence following said river bank North 37° 53' 20" West 136.90 feet; thence North 16° 33' West 60.98 feet to the West line of Section 15; thence Northerly on said Section line 172.92 feet to the point of beginning.

PARCEL 2:

Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and running; thence North 89° 42' 15" East 400.0 feet along the North line of said Section 15; thence South 62.42 feet; thence South 50° 43' 50" East 453.16 feet; thence South 76° 17' 30" East 886.79 feet to the true point of beginning of this description; thence South 35° 56' 30" West 446.55 feet to a point on the Northeasterly bank of the Williamson River; thence South 45° 32' 20" East 84.00 feet; thence North 44° 52' 10" East 411.58 feet; thence North 34° 25' 40" West 156.01 feet, more or less, to the true point of beginning of this description.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

the 19th day of June A. D. 1929 at 11:00 clock AM., one

copy recorded in Vol. 479 of Deeds on Page 4383

Wm D. MILNE, County Clerk

Fee \$6.00