

BA

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

2015-000576

Klamath County, Oregon



00164134201500005760020022

01/21/2015 02:32:37 PM

Fee: \$47.00

SPACE RESERVED  
FOR  
RECORDER'S USERobert Gregory Lyons  
4539 Cleveland Ave.  
Klamath Falls OR 97601

Grantor's Name and Address

Phillip Eugene Lyons  
1844 Crescent Ave.  
Klamath Falls OR 97601

Grantee's Name and Address

After recording, return to (Name and Address):

above, Phillip E. Lyons  
1844 Crescent Ave.  
Klamath Falls OR 97601

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

above, Phillip E. Lyons  
1844 Crescent Ave.  
Klamath Falls OR 97601

## AFFIANT'S DEED

THIS INDENTURE dated 1-21-15, by and between  
Phillip E. Lyons  
 the affiant named in the duly filed affidavit concerning the small estate of Robert Gregory Lyons  
 deceased, hereinafter called grantor,  
 and Phillip Eugene Lyons  
 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):

Lot 11 in Block 9 of Stewart  
See attachment

(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 \$ 64,000.00. 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.

Phillip E. Lyons

Affiant

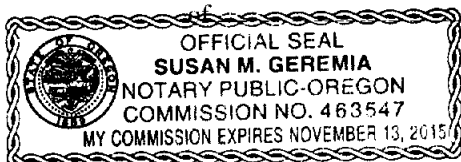
STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on January 21, 2015  
 by Phillip E. Lyons

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_



Susan M. Geremia

Notary Public for Oregon

My commission expires 11/13/15



MT098154MS

**2013-009003**

**Klamath County, Oregon**

**08/07/2013 12:27:07 PM**

**Fee: \$42.00**

After recording return to:

**Robert Lyons**

**4539 Cleveland Avenue**

**Klamath Falls, OR 97601**

Until a change is requested all tax statements shall be sent to the following address:

**Robert Lyons**

**4539 Cleveland Avenue**

**Klamath Falls, OR 97601**

Escrow No. **MT98154-MS**

Title No. **0098154**

SWD r.020212

**STATUTORY WARRANTY DEED**

**Marell K. Waters and Mary C. Waters, Trustees of the Waters Family Trust UTD June 7, 2007,**

Grantor(s), hereby convey and warrant to

**Robert Lyons,**

Grantee(s), the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

**Lot 11 in Block 9 of STEWART, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is **\$64,000.00.**

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

**2013-2014 Real Property Taxes a lien not yet due and payable.**