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



2015-003151

Klamath County, Oregon



00167476201500031510020020

04/07/2015 11:38:07 AM

Fee: \$47.00

SPACE RESERVED
FOR
RECORDER'S USE

TRAVA L. LILLINGSTON

307 Ashland Ave.

Medford, Oregon 97504

Grantor's Name and Address

ANGELA JUNE DILLON

451 Beall Lane

Central Point, Oregon 97502

Grantee's Name and Address

After recording, return to (Name and Address):

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

ANGELA JUNE DILLON

451 Beall Lane

Central Point, Oregon 97502

AFFIANT'S DEED

THIS INDENTURE dated March 30, 2015, by and between
ANGELA JUNE DILLON
 the affiant named in the duly filed affidavit concerning the small estate of TRAVA L. LILLINGSTON
 , deceased, hereinafter called grantor,
 and ANGELA JUNE DILLON
 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*):

SEE EXHIBIT A ATTACHED HERETO AND BY THIS REFERENCE FULLY INCORPORATED HEREIN.

(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 \$ 0.00. 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.

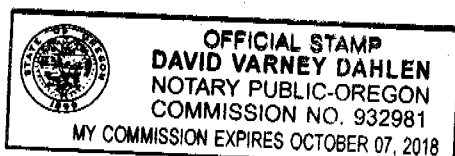
Angela June Dillon
 ANGELA JUNE DILLON

Affiant

STATE OF OREGON, County of Jackson) ss.

This instrument was acknowledged before me on March 30, 2015
 by ANGELA JUNE DILLON

This instrument was acknowledged before me on March 30, 2015
 by ANGELA JUNE DILLON
 as Personal Representative
 of the estate of TRAVA L. LILLINGSTON



Daniel V. Dahlen
 Notary Public for Oregon
 My commission expires _____

The Westerly 100 feet of Lots 43 and 44 of FRONTIER TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT, HOWEVER, TO THE FOLLOWING:

1. Reservations and restrictions, including the terms and provisions thereof, contained in deed from United States of America to Nellie J. Hansberry, widow of Harry Elmer Hansberry, dated August 11, 1937, recorded September 14, 1937 in Volume 112, page 39, Deed Records of Klamath County, Oregon as follows: "Subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of Courts"; as per Warranty Deed recorded February 26, 1969 in Volume M69, page 1528, Microfilm records of Klamath County, Oregon.
2. Subject to reservations and restrictions, including the terms and provisions thereof, contained in deed recorded February 26, 1969 in Volume M69, page 1528, Microfilm Records of Klamath County, Oregon, to wit: "Reservation that no commercial enterprise or enterprises shall be operated on the above described real property; and there is reserved from the lands hereby granted a right-of-way thereon for ditches or canals constructed by the authority of the United States."
3. Reservations, including the terms and provisions thereof, as contained in Warranty Deed recorded November 3, 1967 in Volume M67, page 8565, Microfilm Records of Klamath County, Oregon, to wit: "Reservations that no commercial enterprise or enterprises shall be operated on the above described real property."