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

2015-005126

Klamath County, Oregon

05/19/2015 02:08:22 PM

Fee: \$47.00

Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name and Address):

Carl Warren Spletzer

377 Pine Tree Way

P.O. Box 608, Selma Oregon 97538

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

Same as above

SPACE RESERVED
FOR
RECORDER'S USEAFFIANT'S DEED
2015THIS INDENTURE dated May 18, 2015, by and between
CARL WARREN SPLETZERthe affiant named in the duly filed affidavit concerning the small estate of RICHARD REINHOLD SPLETZER
SMALL ESTATE 1500983CV, deceased, hereinafter called grantor,

and CARL WARREN SPLETZER

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 attached legal description made a part hereof

(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 \$ distribution. 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.

Carl Warren Spletzer
Carl Warren Spletzer

Affiant

STATE OF OREGON, County of Josephine ss. May 18, 2015

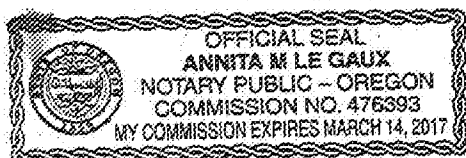
This instrument was acknowledged before me on May 18, 2015
by Carl Warren SpletzerThis instrument was acknowledged before me on
by
as
ofAnnita M. Le Gaux
Notary Public for Oregon
My commission expires March 14, 2017

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of the NE1/4 NE1/4 NW1/4 and N1/2 SE1/4 NE1/4 NW1/4 of Section 35, Township 34 South, Range 6 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Northwest corner of NE1/4 NE1/4 NW1/4 of said Section 35; thence East along the North Section line a distance of 155 feet to the true point of beginning; thence South parallel with the West line of the NE1/4 NE1/4 NW1/4 and N1/2 SE1/4 NE1/4 NW1/4 a distance of 825 feet; thence East parallel with the South line of the N1/2 SE1/4 NE1/4 NW1/4 a distance of 375 feet; thence North a distance of 165 feet; thence West a distance of 135 feet; thence North a distance of 600 feet to the North section line to a point that is 240 feet East of the true point of beginning; thence West along the section line a distance of 240 feet to the true point of beginning.