

Returned at Counter  
Law office of Melinda Brown

2015-007735

Klamath County, Oregon



00172910201500077350020020

07/16/2015 09:15:48 AM

Fee: \$47.00

**After recording, please send to:**

Donna Volpe  
5674 Liberty Avenue, Klamath Falls, OR 97603

\* Please send tax statements to above address.

***Affiants Deed***

This indenture dated 15<sup>th</sup> day of July, 2015, by and between the affiant named in the duly filed affidavit concerning the small estate of Lorna L. Deane, deceased, hereinafter called grantor, and Donna Volpe, Tim Deane, and Diane Deane herein after called grantees;

Witnesseth: For valued received and the consideration hereinafter stated, grantor has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto grantees and grantees' heirs, successors and assigns, the estate's undivided interest to the following:

**Donna Volpe a 1/3 undivided interest in the entire of the property, Tim Deane a 1/3 undivided interest in the entirety of the property, and Diane Deane a 1/3 undivided interest in the entirety of the property, as tenants in common without rights of survivorship, all the estate, right and interests of the estate of the deceased, whether acquired by operation of law or otherwise, in that certain real property situated in Klamath County, State of Oregon, described as follows:**

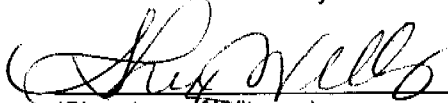
**See Exhibit "A"**

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below if any:

To have and to hold the same unto grantees, and grantees' heirs, successors-in-interest and assigns forever.

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**, said Grantor has executed this instrument; any signature on behalf of a business or other entity is made with the authority of that entity.

  
(Signature of Witness)

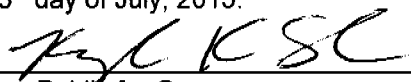
Sherry Wells  
(Printed Name of Witness)

  
Donna Volpe, Claiming Successor

STATE OF Oregon                     )  
  ) ss.  
County of Klamath                     )

The above-mentioned person, Donna Volpe, appeared before me and acknowledged that she executed the above instrument. Subscribed and sworn to before me this 15<sup>th</sup> day of July, 2015.



  
Notary Public for Oregon  
My Commission Expires: 6/17/16

## STATUTORY BARGAIN AND SALE DEED

DONNA L. DEANE, Grantor, conveys to LORNA L. DEANE, Grantee, the real property in Klamath County, Oregon, described as:

The north 155 feet of Tract 11, Pleasant Home Tracts, according to the official plat thereof on file in Klamath County, Oregon.

SUBJECT TO reservations and restrictions of record, easements and rights of way of record and those apparent on the land, contracts and/or liens for irrigation and/or drainage.

The true and actual consideration for this conveyance is love and affection.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 17 day of October, 1995.

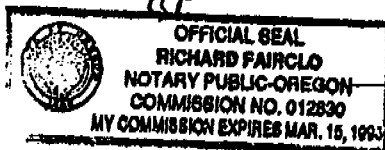
X Donna L. Deane

STATE OF OREGON

]  
] ss.  
]

County of Klamath.

The foregoing instrument was acknowledged before me this 17 day of October, 1995, by DONNA L. DEANE.



[Signature]  
Notary Public for Oregon.  
My Commission expires:

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Proctor & Fairclo, the 17th day of October, A.D., 1995 at 2:21 o'clock PM., and duly recorded in Vol. M 95, of Deed Records on Page 28299.

Klamath County Clerk, Bernetha G. Letsch

By: Annette Mueller

FEE  
EXHIBIT A  
PAGE 1 OF 1

RICHARD FAIRCLO  
ATTORNEY AT LAW  
280 MAIN STREET  
KLAMATH FALLS, OREGON 97601

Lorna L. Deane  
4826 Clinch Ave  
Klamath Falls, OR 97603