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07/21/2015 03:51:50 PM

Fee: \$42.00

Grantor's Name and Address James H. Bradbury, Claiming Successor Estate of Clement J. Bradbury, Sr. 20057 SW Oak Ct. Aloha, OR 97078
Grantee's Name and Address James H. Bradbury 20057 SW Oak Ct. Aloha, OR 97078
After Recording Return to: James H. Bradbury 20057 SW Oak Ct. Aloha, OR 97078
Until requested otherwise, send all tax statements to: James H. Bradbury 20057 SW Oak Ct. Aloha, OR 97078

SMALL ESTATE PROCEEDING - AFFIANT'S DEED

I, James H. Bradbury, Claiming Successor of the Estate of Clement J. Bradbury, Sr., deceased, Klamath County Circuit Court Case Number 15PB 03014 CV, hereby grants, bargains, sells and conveys to James H. Bradbury, all right, title and interest of the above described estate of the deceased, in that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot twenty-four (24) in Block E of Homecrest, according to the duly recorded plat thereof.

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ -0-.

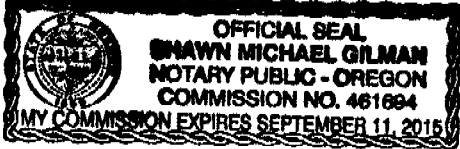
IN WITNESS WHEREOF, the first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.


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.


James H. Bradbury, Affiant

STATE OF Oregon, COUNTY OF Washington)ss.

THIS INSTRUMENT WAS ACKNOWLEDGED before me this 22nd day of June 2015, 2015, by James H. Bradbury.




NOTARY PUBLIC FOR Oregon
My Commission Expires: 9-11-2016