

2015-008176

Klamath County, Oregon



00173430201500081760020025

07/23/2015 01:57:17 PM

Fee: \$47.00

AFFIANT'S DEED

Frederick L. Carlile, Claiming Successor
Grantor

Frederick L. Carlile
Grantee

After recording return to:

Frederick L. Carlile
P.O. Box 125
Midland, OR 97634

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

SAME

THIS INDENTURE made this 23 day of July, 2015, by and between FREDERICK L. CARLILE, the Affiant named in the duly filed affidavit concerning the small estate of DOREEN PEARL PHIPPS, deceased, hereinafter called the first party, and FREDERICK L. CARLILE, hereinafter called the second party; WITNESSETH:

For value received and the consideration hereinafter stated, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the second party and second party's heirs, successors and assigns all the estate, right and interest of the estate of the deceased, whether acquired by operation of law or otherwise, in that certain real property situated in Klamath County, Oregon, described as follows:

A TRACT OF LAND SITUATED IN Government Lot 2 (referred to as the N 1/2 SW 1/4 NE 1/4 by Volume M78 Page 14501 of the Klamath County Deed Records) Section 1, T40S, R8EWM, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin with Tru-Line Surveying plastic cap on the Northwesterly right-of-way line of the Lower Klamath Lake Highway, from which the NE 1/16 corner of said section 1 bears N 38 degrees 39' 30" W 663.77 feet and N 89 degrees 56' 19"E 1232.15 feet; thence S 38 degrees 39' 30" E, along said highway right-of-way 180.69 feet to a 5/8" iron pin with Tru-Line Surveying plastic cap marking the Southwesterly corner of that tract of land described in said Volume M78 Page 14501; thence N 89 degrees 56' 19E, along the South boundary of said tract, 310.00 feet to a 5/8" iron pin with Tru-Line Surveying plastic cap; thence N 56 degrees 57' 16"W 395.19 feet to a 5/8" iron pin with Tru-Line Surveying plastic cap; thence S 50 degrees 47' 37"W 118.23 feet to the point of beginning, containing acres and with based on Midland Hills Estates subdivision.

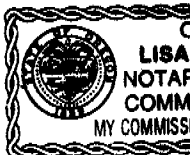
Map Tax Lot R-4008-001A0-00600-000

To Have and to Hold the same unto the second party and second party's heirs, successor and assigns forever.

The true consideration for this conveyance is OTHER THAN MONEY. Tax Assessed Value is \$85,570.00.

Dated this 23 day of July, 2015.

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.

Frederick L. Carlile
Frederick L. Carlile, Claiming Successor

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Frederick L. Carlile, and acknowledged the foregoing instrument to be his voluntary act and deed.

(SEAL)



Before me: Lisa M. Kessler
Notary Public for Oregon
My Commissioner Expires: February 1, 2019

