

2015-010085

Klamath County, Oregon



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09/10/2015 03:36:10 PM

Fee: \$42.00

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RETURN TO: Person Recording or
Richard Fairclo, Attorney
409 Pine Street, Suite 209
Klamath Falls, OR 97601

MAIL TAX STATEMENTS:
Dorothy Allen
3637 Cortez Street
Klamath Falls, Oregon 97601

- AFFIANT'S DEED -

DOROTHY ALLEN, as Affiant of the Small Estate of DALLAS EUGENE ALLEN, Case No. 1500848CV, Circuit Court of Klamath County, Oregon, Grantor, conveys to Dorothy Allen as to an undivided $\frac{1}{2}$ interest; and to Tommy Eugene Allen, Robert Lee Allen, Mark Timothy Allen, Teddy Williams Allen, and Barbara Allen each as to an undivided $\frac{1}{10}$ interest, as Tenants in Common, Grantee, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

Lots 11 and 12, Block 2, LENOX, in the County of Klamath, State of Oregon.
CODE 211 map 3909-7CA TL 6200.

SUBJECT TO AND EXCEPTING: Liens and encumbrances of record and those apparent upon the land.

The true and actual consideration for this transfer is \$1.00 and other valuable consideration, as part of an estate settlement as set forth in said Case No. 1500848CV, Klamath County, Oregon, Circuit Court.

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, AND 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.

Dated this 16th day of September 2015

X Dorothy Allen

STATE OF OREGON, County of Klamath) ss.

Personally appeared before me this 10th day of September, 2015, the above named DOROTHY ALLEN and acknowledged the foregoing instrument to be her voluntary act and deed.



Micaiah E. L. Caldwell
Notary Public for Oregon

My Commission expires: 3-20-2016