

18. 2516764-MT



After recording return to:
Trudie D Durant and Bruce L Durant
2910 Cougar Butte Ln
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to:
Trudie D Durant and Bruce L Durant
2910 Cougar Butte Ln
Klamath Falls, OR 97601

File No.: 7021-2516764 (MT)
Date: September 22, 2015

THIS SPACE RESERVED FOR RECORDER'S USE

AFFIANT DEED

THIS INDENTURE made this **Twenty-second day of September, 2015** by and between **Michael S. Mitchell** the duly appointed, qualified and acting affiant of the estate of **Leon Dee Mitchell, Deceased No. 1403280 CV, Klamath County**, hereinafter called the first party and **Trudie D Durant and Bruce L Durant, husband and wife as to an undivided 50% interest and Dayna Durant-Sellers and Terry R Sellers, husband and wife as to an undivided 50% interest**, 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 the law or otherwise, in that certain real property situated in the County of **Klamath**, State of Oregon, described as follows, to-wit:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

TO HAVE AND TO HOLD the same unto the second party, and second party's heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$117,500.00**.

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.

F.
62.00

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.

Dated this 25 day of September, 2015.

Michael S. Mitchell
Michael S Mitchell, Successor Trustee

STATE OF _____)
County of _____) ss.

This instrument was acknowledged before me on this _____ day of _____, 20____ by Michael S. Mitchell as Successor Trustee of Leon Dee Mitchell Estate, deceased, on behalf of the Estate.

Notary Public for _____
My commission expires: _____

See attached

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

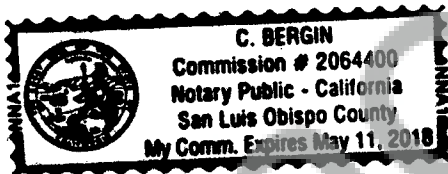
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
 County of San Luis Obispo
 On Sept. 25, 2015 before me, C. Bergin, Notary Public
 Date
 personally appeared Michael S. Mitchell
 Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature C. Bergin
 Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
 Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

A parcel of land situate within Lot 2A, Homedale, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8 inch iron pin from which the Southeast corner of said Lot 2A bears South 00°20'00" West 399.12 feet; thence North 00°20'00" East along the Easterly line of said Lot 2A, 65.00 feet to the Northeasterly corner of parcel conveyed by deed recorded September 27, 1943 in Volume 158 at Page 527, a 1 inch iron pipe; thence leaving said Easterly line of Lot 2A, North 67°18'39" West, 176.48 feet along the Northeasterly line of said parcel to the Northeasterly corner of parcel conveyed by deed recorded November 14, 1963 in Volume 349 at Page 264, a 1/2 inch iron pipe; thence South 00°56'31" West, 132.13 feet along the Easterly line of said parcel to a 5/8 inch iron pin; thence South 89°40'00" East, 164.62 feet to the point of beginning.