

2015-012054

Klamath County, Oregon



00178160201500120540020023

11/03/2015 10:58:04 AM

Fee: \$47.00

**AFFIANT'S DEED**

Patricia A. Rugh, Claiming Successor  
3522 Grenada Way  
Klamath Falls, OR 97603  
Grantor

Patricia A. Rugh, et al  
3522 Grenada Way  
Klamath Falls, OR 97603  
Grantee

Returned at Counter

After recording return to:  
Patricia A. Rugh, et al  
3522 Grenada Way  
Klamath Falls, OR 97603

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

SAME

THIS INDENTURE made this 3rd day of November, 2015, by and between PATRICIA A. RUGH, the Affiant named in the duly filed affidavit concerning the small estate of GRACE E. CHURCH, deceased, hereinafter called the first party, and PATRICIA A. RUGH, JUDY A. ALBRO, CAROL A. COONS and JANET L. PASCHALL, as tenants in common, 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 portion of Lot 16, Block 200, MILLS SECOND ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the NE corner of said Lot 16, and running thence West 31 feet along the North line of said Lot; running thence South parallel to the East line of said Lot 18 feet; running thence East parallel to the North line of said Lot 31 feet to the East line of said lot; running thence North on the East line of said Lot 18 feet to the place of beginning.

Map Tax Lot R-3809-033DB-13900-000; R-613438

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. The tax assessed value is \$2,800.00.

Dated this 3rd day of November, 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**

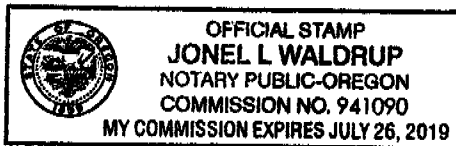
7, CHAPTER 8, OREGON LAWS 2010.

Pat A. Rugh  
Pat A. Rugh, Claiming Successor

STATE OF OREGON, County of Klamath ) ss.

Subscribed and sworn to before me on this 3<sup>rd</sup> day of November, 2015, by Pat A. Rugh, Claiming Successor, proved to me on the basis of satisfactory evidence, to be the person who appeared before me.

(SEAL)



/s/ Jonel Waldrup  
Notary Public for OREGON  
My Commissioner Expires: 7/26/19