

2016-001886

Klamath County, Oregon

AFTER RECORDING, RETURN TO:

Andrea Cornell
1060 Nevada Ave.
Oroville, CA 95965



00182747201600018860010017

02/23/2016 02:24:05 PM

Fee: \$42.00

Until requested otherwise, send all
tax statement to:
Tom Cornell
PO Box 164
Bly, OR 97622

AFFIANT'S DEED

THIS INDENTURE made this 11th day of February, 2016, by and between Richard Thomas Cornell, CLAIMING SUCCESSOR, the affiant named in the duly filed affidavit concerning the small estate of Donald Bruce Cornell, deceased, hereinafter called the first party, and Andrea Cornell, hereinafter called the second party; WITNESSETH:

For value received and the consideration hereinafter stated, the first party: Richard Thomas Cornell, hereby does grant, bargain, sell and convey unto the second party: Andrea Cornell, 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:

Property is in the NW ¼, NE ¼ of Section 3 Township 37 South, Range 14 East of the Willamette Meridian.
Property Description: 19270 Elder Street, Bly, OR 97622. Acres: 0.14; Map: R-3714-03AB-02100-000. Code: 058.

Beginning at a point on the Western line of Elder Street, said point being distant North 89° 52' West 1,608.35 feet, and south 1° 13' West 220 feet from the Northeast corner of above mentioned Section 3 in Township 37 South, Range 14 East of the Willamette Meridian, said point being the true point of beginning of this description. Thence from said point South 1° 13' West along said Western line of Elder Street 50 feet, thence North 89° 52' West, 100 feet. Thence North 1° 13' East, 50 feet, and thence South 89° 52' East, 100 feet to said true point of beginning.

THE LIABILITY AND OBLIGATIONS OF THE GRANTORS TO GRANTEEES AND GRANTEEES' HEIRS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTORS UNDER A [STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD EXTENDED]. IT IS THE INTENTION OF THE GRANTOR TO PRESERVE ANY EXISTING TITLE INSURANCE COVERAGE. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTORS OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

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

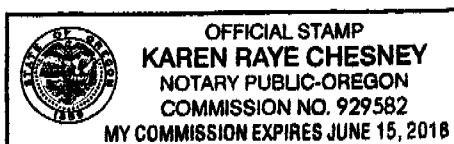
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 11 day of February, 2016.

Richard Thomas Cornell
Richard Thomas Cornell

STATE OF OREGON)
)ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 11th day of February, 2016 by Richard Thomas Cornell.



Karen Raye Chesney
Notary Public for Oregon