

**2016-003216**  
**Klamath County, Oregon**  
**03/28/2016 03:23:15 PM**  
**Fee: \$47.00**

BA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MEANS

Estate of Margaret E. Stippich

Grantor's Name and Address  
Susan M. Carlson

Grantee's Name and Address

After recording, return to (Name and Address):

Susan M. Carlson

400 Argentite  
300 Klamath Ave, Klamath Falls OR 97601

Until requested otherwise, send all tax statements to (Name and Address):

No change

SPACE RESERVED  
FOR  
RECORDER'S USE

## AFFIANT'S DEED

THIS INDENTURE dated March 24, 2016, by and between  
Susan M. Carlson  
 the affiant named in the duly filed affidavit concerning the small estate of Margaret E. Stippich  
 and Susan M. Carlson, deceased, hereinafter called grantor,  
 hereinafter called grantee: WITNESSETH:

For value received and the consideration hereinafter stated, grantor has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto grantee and grantee'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 Klamath County, State of Oregon, described as follows (legal description of property):

See attached Exhibit "A"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee, and grantee's heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0. \*However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. \* (The sentence between the symbols \*, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

Susan M. Carlson  
 Susan M. Carlson

Affiant

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on March 25, 2016, by Susan CarlsonThis instrument was acknowledged before me on \_\_\_\_\_ by Susan M. Carlsonas Affiant

of the Estate of Margaret E. Stippich



OFFICIAL SEAL  
 ROSUELITA NIEVERA MATTINA  
 NOTARY PUBLIC - OREGON  
 COMMISSION NO. 474066  
 MY COMMISSION EXPIRES DECEMBER 18, 2016

Rosuelita N Mattina  
 Notary Public for Oregon  
 My commission expires 12/18/2016

## EXHIBIT "A"

The following described real property in Klamath County, Oregon;

A tract of land situated in the NW1/4 of Section 12, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Northeast corner of Grace Park as shown on the duly recorded plat thereof; thence South  $23^{\circ}18'30''$  West along the Easterly line of Oxbow Street a distance of 284.48 feet; thence on the arc of a 16 degree curve to the right (central angle is  $18^{\circ}29'$ ) a distance of 115.52 feet to the true point of beginning.; thence South  $48^{\circ}12'30''$  East 129.28 feet to a point; thence South  $52^{\circ}59'30''$  West 94.67 feet to a point; thence North  $37^{\circ}00'30''$  West 120.0 feet to the Easterly line of said Oxbow Street; thence on the arc of 16 degree curve to the left (central angle is  $11^{\circ}12'$ ) a distance of 70 feet to the true point of beginning.