



John M. Nelson, Claiming Successor
240 Mona Street
Myrtle Creek, OR 97457
Grantor

John M. Nelson
240 Mona Street
Myrtle Creek, OR 97457
Grantee

After recording return to:
Grantee
Send Tax Statements to:
Grantee

2016-003672

Klamath County, Oregon

04/11/2016 03:56:10 PM

Fee: \$47.00

AFFIANT'S DEED

THIS INDENTURE made this 7th day of April, 2016, by and between JOHN M. NELSON, the affiant named in the duly filed affidavit concerning the small estate of JAMES EDWARD NELSON, deceased, hereinafter called the first party, and JOHN M. NELSON, 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:

Lot 15, Block 36, of TRACT NO. 1184, OREGON SHORES, UNIT 2, FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.
R-3507-017BA-03800-000 R-234384

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.

Dated this 7th day of April, 2016.

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,

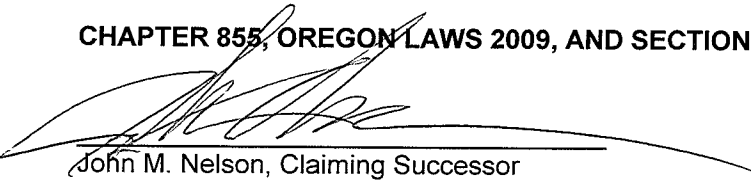
///

///

///

///

CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.


John M. Nelson, Claiming Successor

STATE OF OREGON,

Douglas ss.
COUNTY OF ~~KLAMATH~~

Subscribed and sworn to (or affirmed) before me on April 7th, 2016, by John M. Nelson,
Claiming Successor, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

(SEAL)




NOTARY PUBLIC FOR OREGON
My Commission Expires: 10/31/16