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2016-005019

Klamath County, Oregon



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05/13/2016 09:45:09 AM

Fee: \$47.00

AFTER RECORDING RETURN TO:

Nathan J. Ratliff  
620 Main Street  
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

Brenda L. Renken, Claiming Successor of the  
Small Estate of Karline Kay Renken  
504 West 20<sup>th</sup> Street  
Lexington, NE 68850

GRANTEE'S NAME AND ADDRESS:

Thomas S. Renken  
504 West 20<sup>th</sup> Street  
Lexington, NE 68850

SEND TAX STATEMENTS TO:

Brenda L. Renken  
504 West 20<sup>th</sup> Street  
Lexington, NE 68850

**AFFIANT'S DEED**

THIS INDENTURE Made this 19 day of APRIL, 2016, by and between **BRENDA L. RENKEN**, the affiant named in the duly filed affidavit concerning the small estate of **KARLINE KAY RENKEN**, deceased, hereinafter called the first party, and **THOMAS S. RENKEN**, hereinafter called the second party;

**WITNESSETH:**

FOR VALUE RECEIVED and the consideration hereinafter stated, the receipt whereof hereby is acknowledged, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the second party and the second party's heirs, successors-in-interest and assigns, all the estate, right and interest of the deceased at the time of decedent's death, and all the right, title and interest that the estate of the deceased by operation of law or otherwise may have thereafter acquired in that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

The North Half of the Northwest Quarter of the  
Northeast Quarter (N $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ ) of Section  
Thirty-Five (35), Township Thirty-Five (35)  
South, Range Fourteen (14) East, W.M., Klamath  
County, Oregon

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 \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration; i.e., distribution pursuant to the Affidavit of Claiming Successor (Intestate Estate) filed in the Estate of Karline Kay Renken, Klamath County Circuit Court Case No. 15PB04012

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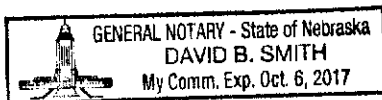
IN WITNESS WHEREOF, the first party has executed this instrument the day and year first above written. .

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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Brenda L. Renken  
Brenda L. Renken, Affiant

STATE OF NEBRASKA, County of Dawson ) ss.

This instrument was acknowledged before me on APRIL 19, 2016, Brenda L. Renken, Claiming Successor of the Small Estate of Karline Kay Renken.



David B. Smith  
NOTARY PUBLIC FOR NEBRASKA  
My Commission expires: