

2016-005243

Klamath County, Oregon



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05/18/2016 03:26:54 PM

Fee: \$42.00

Sherry L. Monegan as Affiant in the Estate of Patrick H. Monegan, Case No. 15PB06291
82073 Lost Creek Road
Dexter, OR 97431

Grantor's Name and Address

Sherry L. Monegan
82073 Lost Creek Road
Dexter, OR 97431

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Diment & Walker
767 Willamette Street, Suite 208
Eugene, Oregon 97401

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

No Change

AFFIANT'S DEED

Sherry L. Monegan, who is the affiant named in the duly filed affidavit concerning the small estate of Patrick H. Monegan, deceased, (Lane County Circuit Court Case No. 15PB06291), hereby conveys to Sherry L. Monegan, grantee, 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:

Lot 3 in Block 3 of Chapman Tracts, Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is inheritance.

IN WITNESS WHEREOF, the Grantor has executed this instrument on the date set forth below.

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.

Sherry L. Monegan
Sherry L. Monegan

STATE OF OREGON, County of Lane) ss.

This instrument was acknowledged before me on this 3 day of May, 2016, by Sherry L. Monegan as Affiant in the Estate of Patrick H. Monegan, Case No. 15PB06291.

Rebecca M. Jorgensen
Notary Public for Oregon
My commission expires: 12-23-19

