

2016-008421

Klamath County, Oregon



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08/09/2016 03:05:50 PM

Fee: \$47.00

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

April Hostetter Dietz
Claiming Successor of the Estate of
Mary Louise Roth
3050 E. Fruitvale Avenue
Gilbert, AZ 85297

GRANTEE'S NAME AND ADDRESS:

Julie Hostetter
5315 E. Broadway Rd., #2602
Mesa, AZ 85206

SEND TAX STATEMENTS TO:

No Change

AFFIANT'S DEED

THIS INDENTURE Made this 4 day of August, 2016, by and between **APRIL HOSTETTER DIETZ**, the affiant named in the duly filed affidavit concerning the small estate of Mary Louise Roth, deceased, hereinafter called the first party, and **JULIE HOSTETTER**, 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 South One-Half of Tract Number Fourteen (14) TOWNSEND TRACTS, ACCORDING TO THE DULY RECORDED PLAT THEREOF.

EXCEPTING AND RESERVING a three-foot easement for irrigation purposes off the East side of said tract, as shown in deed from W. C. Townsend to Nina E. Welch, dated April 3, 1929, and recorded November 19, 1930.

SUBJECT TO all contracts with the United States of America, Klamath Water Users Association and the Klamath Irrigation District, relative to reclamation of said lands; and all rights of way for ditches and canals, water rights and assessments therefor. Property is included in the Klamath Irrigation District.

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. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration; i.e., conveyance pursuant to ORS 114.545(3) of real property subject to the Amended Small Estate Affidavit of Intestate Estate prosecuted In the Matter of the Estate of Mary Louise Roth, Case No. 15PB04234, Klamath County Circuit Court.

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

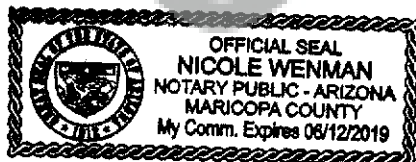
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 INQUIRY 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.



April Hostetter Dietz, Affiant

STATE OF ARIZONA; County of Maricopa) ss.

On this 4 day of August, 2016, before me, Nicole Wenman, a Notary Public in the said state, personally appeared APRIL HOSTETTER DIETZ, known or identified me to be the person whose name is subscribed to the within Instrument and acknowledged that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.




NOTARY PUBLIC FOR ARIZONA
Residing at: US Bank 5137 E Baseline Rd
Gilbert, AZ 85234
Commission expires: 06/12/2019