

2016-011087
Klamath County, Oregon



10/18/2016 02:29:41 PM

Fee: \$42.00

Shirley Ann Dickson, Claiming Successor
2710 E 56th Place
Tulsa, OK 74105-7301
Grantor

Shirley Ann Dickson, Trustee of the Lois E. Hicks, aka
Lois E. Crumbaugh, Revocable Living Trust, Dated August 5, 2013
C/O Melinda Dickson
2710 E 56th Place
Tulsa, OK 74105-7301
Grantee

After recording return and Send Tax Statements to:
Grantee

AFFIANT'S DEED

THIS INDENTURE made this 14th day of October, 2016, by and between Shirley Ann Dickson, the affiant named in the duly filed affidavit concerning the small estate of LOIS ELAINE HICKS, aka LOIS ELAINE CRUMBAUGH, deceased, hereinafter called the first party, and SHIRLEY ANN DICKSON, Trustee of the LOIS E. HICKS, aka LOIS E. CRUMBAUGH, Revocable Living Trust, created by agreement dated August 5, 2003 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:

Block 13, Lot 2 E ½ W1/2, KLAMATH FALLS FOREST ESTATES SYCAN UNIT. Also described as Block 13, Lot 2B, KLAMATH FALLS FOREST ESTATES SYCAN UNIT.

R-3313-03400-04500-000

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, Property Assessed at \$3,000.00.

Dated this 14 day of October, 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.

Shirley Ann Dickson
Shirley Ann Dickson, Claiming Successor,

STATE OF OKLAHOMA, County of Tulsa) ss.

This instrument was acknowledged before me on this 14 day of October, 2016, by Shirley Ann Dickson, as Claiming Successor.

(S E A L)



Before me: P. Behrens
Notary Public for Oklahoma
My Commissioner Expires: 9/12/19