

2016-011481

Klamath County, Oregon



00194340201600114810020028

10/27/2016 02:30:02 PM

Fee: \$47.00

AFFIANT'S DEED

David S. Messer, Claiming Successor
3810 W. Everett Place
Spokane, WA 99205
Grantor

David S. Messer and Patricia A. Messer
3810 W. Everett Place
Spokane, WA 99205
Grantee

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

THIS INDENTURE made this 21 day of October, 2016, by and between DAVID S. MESSE, the affiant named in the duly filed affidavit concerning the small estate of MARY E. MESSER, deceased, hereinafter called the first party, and DAVID S. MESSER and PATRICIA A. MESSER as tenants in common, 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:

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 21 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,

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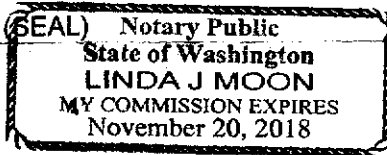
MY COMMISSION EXPIRES
November 20, 2018

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

David S. Messer
David S. Messer, Claiming Successor

STATE OF WASHINGTON,)
) ss.
COUNTY OF SPOKANE)

Subscribed and sworn to (or affirmed) before me on October 21, 2016, by David S. Messer, Claiming Successor, proved to me on the basis of satisfactory evidence to be the person who appeared before me.



Linda J. Moon
NOTARY PUBLIC FOR WASHINGTON
My Commission Expires: Nov 20, 2018

