

2017-000218

Klamath County, Oregon

FORM No. P1457 - AFFIANT'S DEED.

© 11

BA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED



00197490201700002180010010

01/10/2017 09:22:27 AM

Fee: \$42.00

Norva L. Tippins, Deceased
108 S. Bridlewood Dr.
Edmond, OK 73034

Grantor's Name and Address

Vicki A. Snow
Glenda J. Shilling
Randy D. Tippins

Grantee's Name and Address

After recording, return to (Name and Address):

Vicki A. Snow
527 Benton Rd.
Edmond, OK 73034

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

Vicki A. Snow
527 Benton Rd.
Edmond, OK 73034

SPACE RESERVED
FOR
RECORDER'S USE

AFFIANT'S DEED

THIS INDENTURE dated September 3, 2016, by and between
Vicki A. (Tippins) Snow, Glenda J. (Tippins) Shilling, Randall D. Tippins
the affiant named in the duly filed affidavit concerning the small estate of Norva L. Tippins
, deceased, hereinafter called grantor,
and Vicki A. Snow, Glenda J. Shilling, Randy D. Tippins; Co. trustees
hereinafter called grantee; WITNESSETH:

For value received and the consideration hereinafter stated, grantor has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto grantee and grantee's heirs, successors and assigns, 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 Klamath County, State of Oregon, described as follows (legal description of property):

A parcel of land situated in the NE 1/4 of section 6, Twp 36S., Range 13 E.W.M., Klamath County, Oregon, being more particularly described as follows:

Commencing at 1 1/2 inch pipe with brass cap marking the Southeast corner of the said Northeast quarter, 928.70 ft. to a 1/2 inch iron pin marking the POINT OF BEGINNING for this description; thence continuing S. 89° 57' 08" W along said Southerly line of said Northeast quarter, 440.00 feet to a 1/2 inch iron pin; thence leaving said Southerly line North 499.63 feet; thence West 440.00 feet; thence South 499.27 feet to the point of beginning, continuing 5.04 acres, more or less.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee, and grantee's heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is One \$ No 100 (\$1.00) However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols ², if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

Vicki A. Snow
Randy D. Tippins
Glenda J. Shilling

Affiant

STATE OF Oregon, County of Oklahoma ss.

This instrument was acknowledged before me on 12.13.16
by Chris Moke Vicki Snow, Randy Tippins & Glenda Shilling

This instrument was acknowledged before me on _____
by _____
as _____
of _____

Chris Moke
Notary Public for Oregon Oklahoma

My commission expires 7/25/19