



2017-002241

Klamath County, Oregon

03/02/2017 01:41:01 PM

Fee: \$52.00

After Recording, please send to:

Estate of Walter John Pollock

c/o Blain Law, LLC

1151 Pine Street

Klamath Falls, Oregon

*Please also send tax statements

To above address

AFFIANT'S DEED

This Affiant's Deed, executed this 27 day of February, 2017.

By Grantor: Walter Wesley Pollock, the affiant named in the duly filed affidavit concerning the small estate of Cindi Marie Pollock, deceased, Klamath County Circuit Court case number 16PB01861, grantor, hereby conveys:

To Grantee: Walter Wesley Pollock and Lloyd Pollock, as co-personal representatives of the Estate of Walter John Pollock, an undivided $\frac{1}{2}$ interest, of all rights, title, and interest held by Grantor.

WITNESSETH, for value received and consideration hereinafter stated, grantor has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto grantee and grantees' heirs, successors and assigns, all the estate, right and interest of the estate of the deceased, whether acquired by the operation of law or otherwise, in that certain real property, and improvements and appurtenances thereto, situated in the County of Klamath, State of Oregon, to Wit:

SEE EXHIBIT "A"

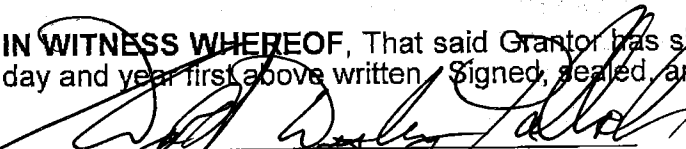
~~N/21/4NE1/4, SW1/4NE1/4, NW1/4SE1/4, SE1/4NW1/4, SW1/4NW1/4, NW1/4SW1/4, S1/2SW1/4, all in Section 17, Township 37 South, Range 15 East, of the Willamette Meridian.~~

~~SAVING AND EXCEPTING from the NW1/4NE1/4, any portion thereof lying within the limits of the Klamath Falls-Lakeview Highway and that portion thereof contained in the 100 foot strip of land described in Deed Volume 85 at page 511.~~

The true and actual consideration for this transfer is \$0.00. ORS 93.930. However, the actual consideration consists of or includes other property or value given or promised which is part / whole of the consideration.

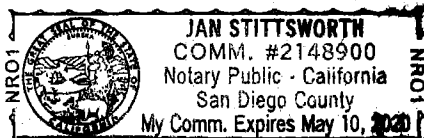
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

IN WITNESS WHEREOF, That said Grantor has signed and sealed these presents the day and year first above written. Signed, sealed, and delivered in the presence of:


Walter Wesley Pollock, Claiming Successor for
Estate of Cindi Marie Pollock and Grantor

STATE OF ^{California} ~~OREGON~~ }
^{San Diego} } ss.
County of ~~Klamath~~ ^{qs}

The above-mentioned person, Walter Wesley Pollock, appeared before me and acknowledged that he executed the above instrument. Subscribed and sworn before me this 27 day of February, 2017.



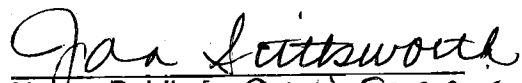

Notary Public for California
My Commission Expires: 5-10-2020

EXHIBIT "A"

NW1/4 NE1/4, SW1/4 NE1/4, NW1/4 SE1/4, SE1/4 NW1/4, NE1/4 SW1/4, SW1/4 NW1/4, NW1/4 SW1/4, S1/2 SW1/4 all in Section 17, Township 37 South, Range 15 East of the Willamette Meridian in the County of Klamath, State of Oregon.

SAVING AND EXCEPTING from the NW1/4 NE1/4 any portion thereof lying within the limits of the Klamath Falls-Lakeview Highway and that portion thereof contained in the 100 foot strip of land described in Deed Volume 85 at Page 511.