



2017-002351

Klamath County, Oregon

03/06/2017 01:41:01 PM

Fee: \$47.00

**AFFIANT'S DEED**

Nikki Gray, Claiming Successor  
170 East Meadows Court  
Alpharetta, GA 30005  
Grantor

Nikki Gray, et al  
170 East Meadows Court  
Alpharetta, GA 30005  
Grantee

After recording return to:  
Amerititle, Inc.  
300 Klamath Avenue  
Klamath Falls, OR 97601

Until a change is  
requested, all tax statements  
shall be sent to the following address:  
SAME

THIS INDENTURE made this 3 day of March, 2017, by and between NIKKI GRAY the Affiant named in the duly filed affidavit concerning the small estate of MICKEY CHARLES GRAY, deceased, hereinafter called the first party, and NIKKI GRAY, CODY GRAY and KYLE GRAY, 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:

The East ½ of Lot 7 in Block 2 of BRYANT TRACTS, No. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Map Tax Lot R-3809-034DD-05300-000

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.

Dated this 3 day of March, 2017 NG

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.

Nikki Gray, Claiming Successor  
Nikki Gray, Claiming Successor

STATE OF Georgia

County of Fulton

Sworn to (or affirmed) and subscribed before me this 3 day of March, 2017, by Nikki Gray, Claiming Successor.

       Personally Known

☒ Produced Identification

Type and # of ID GA DL

(Seal)



[Signature]  
Is: (Signature of Notary)  
Gus L. Friedman  
(Name of Notary Typed, Stamped, or Printed)  
Notary Public, State of Georgia