

2017-003304

Klamath County, Oregon



00201311201700033040010012

03/29/2017 11:02:02 AM

Fee: \$42.00

Julia A. Root, Claiming Successor
2321 Autumn Avenue
Klamath Falls, OR 97601
Grantor

Julia A. Root and Raymond L. Holmes, Jr.
2321 Autumn Avenue
Klamath Falls, OR 97601
Grantee

After recording return and Send Tax Statements to:
Grantee

AFFIANT'S DEED

THIS INDENTURE made this 29th day of March, 2017, by and between JULIA A. ROOT, the affiant named in the duly filed affidavit concerning the small estate of RAYMOND LESTER HOLMES, deceased, hereinafter called the first party, and JULIA A. ROOT and RAYMOND LESTER HOLMES, JR. 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:

Beginning at a point which is 198.18 feet South along the quarter line from the center of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County and running thence North 89 Degrees 49' West 450.07 feet to a point which is on the Easterly right of way line of the Dalles-California Highway; thence South 6 Degrees 02' West along the said Easterly right of way line 96.2 feet to a point; thence South 89 Degrees 49' East 460.15 feet to a point on the North-South center line of Section 7; thence North along said North-South center line 95.7 feet to the point of beginning.

MAP/TAX Lot R-3809-007C0-00400-000

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 \$56,580.00.

Dated this 29th day of March, 2017.

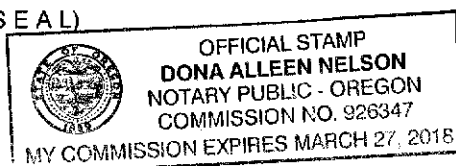
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

Julia A. Root
Julia A. Root, Claiming Successor

STATE OF OREGON, County of Klamath) ss.

Personally appeared the above named Julia A. Root, as Claiming Successor, and acknowledged the foregoing instrument to be her voluntary act and deed.

(SEAL)



Before me:

Notary Public for Oregon

My Commission Expires:

3-27-2018