

2017-003483

Klamath County, Oregon



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04/03/2017 03:45:49 PM

Fee: \$52.00

AFFIANTS' DEED

Grantors: James Leo Icenbice and Bonnie Jean Tison
414 North Ninth Street
Klamath Falls, OR 97601

Grantees: James Leo Icenbice and Bonnie Jean Tison
414 North Ninth Street
Klamath Falls, OR 97601

Consideration: \$ -0-

**After recording,
return to:** Barbara M. DiIaconi, Esq., P.C.
121 South Eight Street
Klamath Falls, OR 97601

**Send all property
tax statements to:** Bonnie Jean Tison
414 North Ninth Street
Klamath Falls, OR 97601

KNOW ALL MEN BY THESE PRESENTS, that James Leo Icenbice and Bonnie Jean Tison as the claiming successors and affiants named in the duly filed Affidavit of Claiming Successors of the Small Estate of Leo Calvin Icenbice, Klamath County Circuit Court Case Number 16PB07785, hereinafter called grantors, for the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto James Leo Icenbice and Bonnie Jean Tison, hereinafter called grantees, and unto grantee's heirs, successors and assigns all of the grantors' right, title and interest in that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

The property commonly known as 414 North Ninth Street, Klamath Falls, OR 97601, and more particularly described as set forth in **Attached Exhibit A**.

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

The true and actual consideration for this transfer, is the distribution of said property in accordance with the Small Estate of Leo Calvin Icenbice, Klamath County Circuit Court Case Number 16PB07785 in which the sole interest in the above-described real property is to be given to James Leo Icenbice and Bonnie Jean Tison.


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

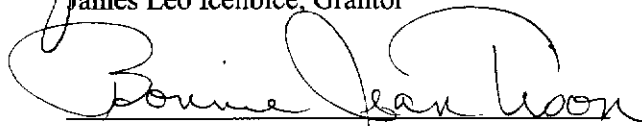
Returned at Counter

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

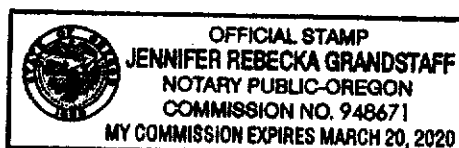
IN WITNESS WHEREOF, the grantors have executed this instrument on this 3 day of April, 2017.


James Leo Icenbice, Grantor


Bonnie Jean Tison, Grantor

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on this 3rd day of April, 2017, by James Leo Icenbice and Bonnie Jean Tison.




Notary Public for Oregon
My Commission Expires: 3-20-20

EXHIBIT 'A'

The Northerly 40 feet of Lot 1, and the Northerly 40 feet of the Easterly 59 feet of Lot 2 Block 52, NICHOLS ADDITION TO LINKVILLE, NOW CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, more particularly described as follows:

Beginning 80 feet Northwesterly along the Westerly line of 9th Street in the City of Klamath Falls, Oregon, from the most Easterly corner of Block 52, NICHOLS ADDITION TO LINKVILLE, NOW CITY OF KLAMATH FALLS, being the corner of 9th Street and closed Canal (now Washington) Street; thence Southwesterly at right angles to 9th Street, 124 feet; thence Northwesterly and parallel to 9th Street, 40 feet; thence Northeasterly along Northwesterly line of Lots 1 and 2, said Block 52, 124 feet to 9th Street; thence Southeasterly along said Westerly line of 9th Street 40 feet to place of beginning.