

TAX STATEMENT

Until a change is requested, the county clerk shall send tax statements to the following address and after recording, the county clerk shall return the deed to:

BRIAN DAVIS
5005 O'Conner Road
Klamath Falls, OR 97603

IDENTIFYING INFORMATION GRANTOR:

JANETTE GAY FORD
136 Ferry Road
Grants Pass, OR 97526

GRANTEES:

BRIAN DAVIS
DOROTHY DAVIS
5005 O'Conner Road
Klamath Falls, OR 97603

2017-005890

Klamath County, Oregon



00204424201700058900010016

05/31/2017 11:14:35 AM

Fee: \$42.00

AFFIANT'S DEED

THIS INDENTURE dated May 16, 2017, by and between, JANETTE GAY FORD, the affiant named in the duly filed affidavit, Klamath County Circuit Court case # 16PB07990 concerning the small estate of COLLEEN MAE ROYER, deceased, hereinafter called the first party, and BRIAN CHRISTOPHER DAVIS and DOROTHY MAY DAVIS, as husband and wife with rights of survivorship, 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, as joint tenants, with rights of survivorship, 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 the law or otherwise, in that certain real property situated in Klamath County, Oregon described as follows:

Common address: 5005 O'Connor Road

A tract of land situated in the NW 1/4 NE 1/4 of Sec. 14, Twp.40 S. R. 9 E. W. M., more particularly described as follows: Beginning at an iron pin on the West line of the NW 1/4 NE 1/4 of said Section 14, said point being South a distance of 624.1 feet from the stone marking the North one-fourth corner of said Section 14; thence South 85°28' East a distance of 198.55 feet to an iron pin; thence South 8°49' West a distance of 263.35 feet to an iron pin; thence West a distance of 157.57 feet to an iron pin on the West Line of the NW 1/4 NE 1/4; of said Section 14; thence North along the West line of the NW 1/4 NE 1/4 of said Section 14 a distance of 275.93 feet, more at less, to the point of beginnings containing 1.10 acres, more or less.

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

The true and actual consideration paid for this transfer, stated in terms of dollars is \$0.00. However, the actual consideration consists of or includes other property or value given or promised.

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.

"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."

DATED the 16 day of May, 2017.

Janette Gay Ford
JANETTE GAY FORD, Affiant

STATE OF OREGON)s.s.
COUNTY OF JOSEPHINE)

The foregoing was acknowledge before me the 16 day of May, 2017, by
JANETTE GAY FORD, Affiant.



Lara E. Dubuque
NOTARY PUBLIC FOR OREGON
My commission Expires: 8/9/19