



Kevin Fure, Claiming Successor
11514 Clovis Drive
Klamath Falls, OR 97603
Grantor

2017-006911
Klamath County, Oregon
06/23/2017 02:05:00 PM
Fee: \$47.00

Robin Rockholt, Kristina Fure
and Marcus Shreve
4132 Adelaide Avenue, #A
Klamath Falls, OR 97603
Grantee

After recording return and Send Tax Statements to:
Grantee

AFFIANT'S DEED

THIS INDENTURE made this 22 day of June, 2017, by and between KEVIN FURE, the affiant named in the duly filed affidavit concerning the small estate of MARJORIE ANN WALKER, deceased, hereinafter called the first party, and ROBIN ROCKHOLT, KRISTINA FURE and MARCUS SHREVE, 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:

EXHIBIT "A" attached hereto and incorporated herein by this reference.
Together with a 1977 Tamarack Manufactured Dwelling, Model # 167-2990-9896, Serial # 167-2990-9896, ID # 010103.

Map/Tax # R-3911-V2000-00300-000, ID # R-617390; R-7245. Map/Tax M-151965; M-60392

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 22 day of June, 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.

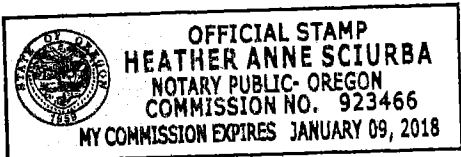
Kevin Fure, Claiming Successor

STATE OF OREGON, County of Klamath) ss.

Personally appeared the above named Kevin Fure, as Claiming Successor, and acknowledged the foregoing instrument to be his voluntary act and deed.

(S E A L)

Before me:
Notary Public for Oregon
My Commissioner Expires: Jan 9 2018



47ant

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in Section 20, Township 39 South, Range 11 1/2, East of the Willamette Meridian, Klamath County, Oregon, being a portion of Lot 2, of Parcel No. 2, as shown on Survey No. 1447, as recorded in the office of the Klamath County Surveyor, and being more particularly described as follows:

Beginning at a point on the North line of said Section 20, said point being South 89° 05' 36" West 272.15 feet from the N1/4 corner of said Section 20; thence continuing South 89° 05' 36" West 1066.44 feet to the West 1/16 corner of said Section 20; thence South 00° 48' 38" East 100.00 feet to the Northwest corner of Lot 4 of said Parcel No. 2; thence North 89° 05' 36" East 759.15 feet to the Northeast corner of Lot 3 of said Parcel No. 2; thence along the Easterly line of said Lot 3, South 1063.53 feet and South 29° 38' 20" West 400.00 feet to the most Southerly corner of said Lot 3, said most Southerly corner being on the Northerly right of way line of the County Road; thence South 60° 21' 40" East along said right of way line 170.00 feet; thence North 29° 38' 20" East 750.00 feet; thence North 00° 54' 24" West 948.37 feet to the point of beginning.

EXCEPTING THEREFROM:

A tract of land situated in the NE1/4 NW1/4 of Section 20, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the North line of said Section 20, North 89° 05' 36" East 400.00 feet from the West 1/16 corner common to Sections 17 and said Section 20; thence along the North line of said Section 20, North 89° 05' 36" East 360.56 feet; thence South 100.01 feet; thence South 89° 05' 36" West 360.56 feet; thence North 100.01 feet to the point of beginning. With bearing based on recorded Survey 1447.

ALSO EXCEPTING THEREFROM:

A tract of land situated in the NE1/4 NW1/4 of Section 20, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the W 1/16 corner common to Section 17 and said Section 20, thence, along the North line of said Section 20, North 89° 05' 36" East 400.00 feet; thence South 100.01 feet; thence South 89° 05' 36" West 398.59 feet to the West line of said NE1/4 NW1/4; thence North 00° 48' 38" West 100.00 feet to the point of beginning. With bearings based on recorded Survey 1447.