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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY MEANS.

2017-008955

Klamath County, Oregon

08/09/2017 01:14:00 PM

Fee: \$47.00

Estate of Eleanor M. Edwards

Grantor's Name and Address

Marvin W. Edwards
C/O Barbara Dilaconi, Esq. P.C.
121 South 8th St. Klamath Falls, OR
97601

SPACE RESERVED
FOR
RECORDER'S USE

After recording, return to (Name and Address):

Marvin W. Edwards
C/O Barbara Dilaconi, Esq. P.C.
121 South 8th St. Klamath Falls, OR
97601

Until requested otherwise, send all tax statements to (Name and Address):

same as above

AFFIANT'S DEED

THIS INDENTURE dated August 7, 2017

Marvin W. Edwards

, by and between

the affiant named in the duly filed affidavit concerning the small estate of Eleanor M. Edwards

, deceased, hereinafter called grantor,
and Frank L. Edwards, Marvin W. Edwards, and Marvin W. Edwards, Conservator *
hereinafter called grantee; WITNESSETH:

For value received and the consideration hereinafter stated, grantor has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto grantee and grantee'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, State of Oregon, described as follows (legal description of property):

*of the estate of Darwin W. Edwards, a protected person.

"See attached Exhibit A"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$Case No. 16PR01568. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

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

IN WITNESS WHEREOF, grantor has executed this instrument; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

Marvin W. Edwards
Marvin W. Edwards

Affiant

STATE OF OREGON, County of Benton

This instrument was acknowledged before me on 8-7-17 ss.

by Marvin W. Edwards

This instrument was acknowledged before me on

by

as

of



OFFICIAL STAMP
VANESSA LEE GARCIA
NOTARY PUBLIC-OREGON
COMMISSION NO. 942425
MY COMMISSION EXPIRES SEPTEMBER 02, 2019

Vanessa Lee Garcia
Notary Public for Oregon
My commission expires Sept. 02, 2019

EXHIBIT "A"

Lots No. 26 and 22A of Enterprise Tracts, situated in the SE1/4 of the SW1/4 and the SW1/4 of the SE1/4 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the North right of way line of Shasta Way which lies North 89° 08' East a distance of 2662.3 feet and North 0° 49' West a distance of 15 feet from the iron pin which marks the Southwest corner of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, and running North 0° 49' West a distance of 116 feet to an iron pin; thence South 89° 08' West a distance of 60 feet to an iron pin; thence North 0° 49' West a distance of 184 feet to an iron pin; thence North 89° 08' East a distance of 180 feet to a point; thence South 0° 49' East a distance of 300 feet to a point on the North right of way line of Shasta Way; thence South 89° 08' West along the North right of way line of Shasta Way a distance of 120 feet, more or less, to the point of beginning.

Excepting therefrom the portion of real property described as follows:

Starting at the iron pin marking the Southwest corner of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence North 89° 08' East along the South line of Section 34, a distance of 2662.3 feet; thence North 0° 49' West 15.0 feet to an iron pin on the North line of Shasta Way; thence North 0° 49' West 116.0 feet to an iron pin and the True Point of Beginning of this description; thence South 89° 08' West 60.0 feet to an iron pin; thence North 0° 49' West 184.0 feet to an iron pin; thence North 89° 08' East 60.0 feet to an iron pin; thence South 0° 49' East 184.0 feet to the place of beginning.