

2017-012888

Klamath County, Oregon

BA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPROD



00213026201700128880010014

11/08/2017 12:15:23 PM

Fee: \$42.00

SPACE RESERVED  
FOR  
RECORDER'S USEEugene Joe SR  
43125 Hwy 140 E

Beatty OR 97621

Grantor's Name and Address

Caitlin Hogan  
3131 Sunset Ct Klamath Falls OR  
97603

Grantee's Name and Address

After recording, return to (Name and Address):

Caitlin Hogan 3131 Sunset Ct  
Klamath Falls OR 97603

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

Caitlin Hogan 3131 Sunset Ct  
Klamath Falls OR 97603

## AFFIANT'S DEED

THIS INDENTURE dated November 8<sup>th</sup> 2017

Caitlin Hogan

, by and between

the affiant named in the duly filed affidavit concerning the small estate of

Eugene Joe SR

, deceased, hereinafter called grantor,

and Caitlin Hogan

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 \_\_\_\_\_ County, State of Oregon, described as follows (legal description of property):

A portion of 104.30 AC Section 14, Township 36 South, Range 12 E, W.M., Klamath County, Oregon. more particularly described as follows, beginning at point in the southerly boundary of said section 14, which is 1700.00 ft easterly from the south west corner of said section 14 and running thence west and parallel with said southerly section line 209 ft thence south 239 ft more or less to the East Point of beginning. Excepting that portion thereof, lying in the right of way of the Klamath Falls Lakeview Highway. Subject to: 1971-72 Real Property tax which are now a lien but not yet payable, and all future Real Property taxes and assessments.

A piece or parcel of land containing .58 acres more or less and being a portion of 104.30 AC Section 14, Township 36 South, Range 12 East, W.M. situated in Klamath County, Oregon and more particularly described as follows: Beginning at a point in the southerly boundary of the section 14 which is 1918.6 ft easterly from the southerly corner of the said section 14, and running thence easterly along the said section line 104.5 ft thence North 239 ft thence and parallel with the said southerly section line 104.5 ft thence South 239 ft more or less then said point of beginning. Subject to the easement or one half of the right of way of the Klamath Falls to Lakeview Highway and to any lines of telephone wire situated thereon.

(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 \$ 0. 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 <sup>®</sup>, 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.

STATE OF OREGON, County of Klamath

ss.

This instrument was acknowledged before me on November 08, 2017

by Caitlin Hogan

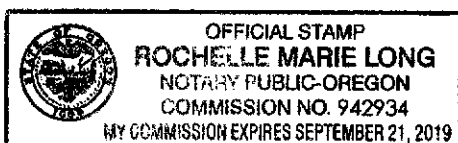
This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_

Affiant

Rochelle Marie Long  
Notary Public for Oregon

My commission expires September 21, 2019