

2018-000494

Klamath County, Oregon



00215907201800004940020020

01/12/2018 01:59:10 PM

Fee: \$47.00

Lynda L. Crocker Daniel, Claiming Successor
5626 Uhrmann Road
Klamath Falls, OR 97601
Grantor

Lynda L. Crocker Daniel
5626 Uhrmann Road
Klamath Falls, OR 97601
Grantee

Returned at Counter

After recording return and Send Tax Statements to:
Grantee

AFFIANT'S DEED

THIS INDENTURE made this 29th day of November, 2017, by and between LYNDA L. CROCKER DANIEL, the affiant named in the duly filed affidavit concerning the small estate of LYNDELL DC CROCKER, deceased, hereinafter called the first party, and LYNDA L. CROCKER DANIEL, 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.

R-3809-007D0-00600-000

TOGETHER WITH: 1963 VANDYKE Manufactured Home, Serial Number, G3V5510FD3D852, ID Number 51119, M-28945

To Have and t. 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, Property Appraised at \$50,760.00

Dated this 29th day of November, 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.

Lynda L. Crocker Daniel, Claiming Successor
Lynda L. Crocker Daniel, Claiming Successor

STATE OF OREGON, County of Klamath) ss.

Personally appeared the above named Lynda L. Crocker Daniel, as Claiming Successor, and acknowledged the foregoing instrument to be her voluntary act and deed.



Before me: *[Signature]*
Notary Public for Oregon
My Commissioner Expires: 10/12/19

EXHIBIT "A"
LEGAL DESCRIPTION

That portion of the N1/2 of the NE1/4 of the SE1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying West of the Westerly right of way line of the County Road EXCEPTING THEREFROM the following:

A parcel of land situate in the N1/2NE1/4SE1/4 of Section 7, Township 38 South, Range 9 East of the Willamette meridian; being more particularly described as follows: Beginning at a point on the West line of the NE1/4SE1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian from which point the Northwest corner of said NE1/4SE1/4 bears N 0°17' East 440.0 feet distant; thence East 82.0 feet; thence S 0°17'W 95.0 feet; thence East 196 feet, more or less, to a point on the Westerly right-of-way line of Uhrmann Road, as the same is presently located and constructed; thence Southeasterly along said Westerly right-of-way line 126 feet, more or less, to its intersection with the South line of the N1/2NE1/4SE1/4 of said Section 7; thence Westerly along said South line 298 feet, more or less, to the Southwest corner of said N1/2NE1/4SE1/4; thence N 0°17' East 220 feet, more or less, to the point of beginning.