

2018-004043

Klamath County, Oregon



00220091201800040430020027

04/03/2018 02:08:35 PM

Fee: \$47.00

BA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

Dorothy Lee Stalnaker
1120 Alapdale St
Klamath Falls, OR 97603

Grantor's Name and Address

Charlene Rae Rajnus
725 Mitchell St
Klamath Falls, OR 97601

Grantee's Name and Address

After recording, return to (Name and Address):
Charlene Rae Rajnus
725 Mitchell St
Klamath Falls, OR 97601

Until requested otherwise, send all tax statements to (Name and Address):
Charlene Rae Rajnus
725 Mitchell St
Klamath Falls, OR 97601

SPACE RESERVED
 FOR
 RECORDER'S USE

AFFIANT'S DEED

THIS INDENTURE dated 4.3.18, by and between
Charlene Rae Rajnus
 the affiant named in the duly filed affidavit concerning the small estate of Dorothy Lee Stalnaker,
 deceased, hereinafter called grantor,
 and Charlene Rae Rajnus
 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):

See attached

(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 [®], 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.

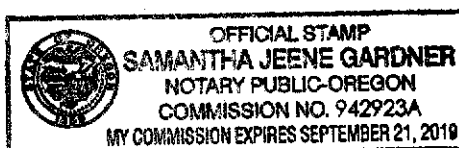
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

Charlene Rae Rajnus

Affiant

STATE OF OREGON, County of Klamath
 This instrument was acknowledged before me on April 3, 2018
 by Charlene Rae Rajnus

This instrument was acknowledged before me on _____
 by _____
 as _____
 of _____



Samantha Gardner
 Notary Public for Oregon
 My commission expires Sept. 21, 2019

21062

WARRANTY DEED Vol. m96 Page 20368

MTC 38577LW

E. MILDRED HALL ALSO KNOWN AS MEDRED HALL,
 Grantor(s) hereby grant, bargain, sell and convey to:
RAYMOND J. STALNAKER and DOROTHY L. STALNAKER, husband and wife,
 Grantee(s) and grantee's heirs, successors and assigns the following described
 real property, free of encumbrances except as specifically set forth herein in
 the County of **KLAMATH** and State of Oregon, to wit:

Lot 28 of OLD ORCHARD MANOR, according to the official plat thereof on
 file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if
 any, as of the date of this deed and those shown below, if any:
 and the grantor will warrant and forever defend the said premises and every
 part and parcel thereof against the lawful claims and demands of all persons
 whomsoever, except those claiming under the above described encumbrances.

THIS INSTRUMENT WILL 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
 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST
 PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$ 75,750.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: **1120 ALANDALE STREET, KLAMATH FALLS, OR 97603**

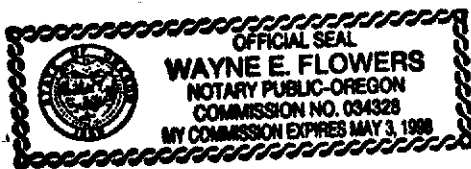
Dated this 8th day of JULY, 1996

E. Mildred Hall aka Mildred Hall
 E. MILDRED HALL AKA MILDRED HALL

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON SS. July 8 1996
 COUNTY OF MARION
 Personally appeared the above named E. MILDRED HALL

and acknowledged the foregoing instrument to be HER voluntary act.



Before me:

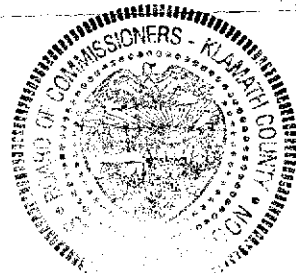
Wayne E. Flowers
 Notary Public for OREGON

My commission expires MAY 3, 1998

(seal)

ESCROW NO. MT38577-LW

Return to:
 RAYMOND J. STALNAKER
 1120 ALANDALE STREET
 KLAMATH FALLS, OR 97603



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 9th day
 of July A.D., 1996 at 3:54 o'clock PM., and duly recorded in Vol. M96,
 of Deeds on Page 20368

Bernetha G. Letsch, County Clerk

FEE \$30.00

INDEXED

By Cheryl Sue