

2018-004462
Klamath County, Oregon
04/12/2018 02:28:01 PM
Fee: \$47.00

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

Estate of Rose M. Hatch

Grantor's Name and Address
Lara Ja'net Bahlman

Grantee's Name and Address

After recording, return to (Name and Address):
Lara Ja'net Bahlman
3508 SW 35th Place
Redmond, OR 97756

Until requested otherwise, send all tax statements to (Name and Address):
Lara Ja'net Bahlman
3508 SW 35th Place
Redmond, OR 97756

SPACE RESERVED
FOR
RECORDER'S USE

AFFIANT'S DEED

THIS INDENTURE dated _____, by and between
Lara Ja'net Bahlman
the affiant named in the duly filed affidavit concerning the small estate of Rose M. Hatch
and _____, deceased, hereinafter called grantor,
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 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 17PB07642. 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.

Lara Ja'net Bahlman

Affiant

STATE OF OREGON, County of Deschutes) ss.

This instrument was acknowledged before me on 4-6-2018
by Lara Ja'net Bahlman

This instrument was acknowledged before me on

by

as

of



OFFICIAL STAMP
HEATHER ELAINE ZINK
NOTARY PUBLIC - OREGON
COMMISSION NO. 931584
MY COMMISSION EXPIRES AUGUST 21, 2018

Notary Public for Oregon

My commission expires

8-21-2018

EXHIBIT "A"

A portion of Lots 15 and 16 in Block 9 of BUENA VISTA ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwesterly corner of Lot 15, Block 9, BUENA VISTA ADDITION to Klamath Falls, Oregon; thence South $58^{\circ}37'30''$ East 50.00 feet to the Southeasterly corner of Lot 15; thence continuing South $58^{\circ}37'30''$ East 6.00 feet to a point on the Southerly line of Lot 16; thence, generally along the remains of an old rock wall or fence line and the extension thereof North $32^{\circ}38'25''$ East 139.41 feet to a point on the Northerly line of said Lot 16; thence North $58^{\circ}52'48''$ West 10.00 feet to a $5/8''$ iron pin marking the Northwesterly corner of Lot 16; thence continuing North $58^{\circ}52'48''$ West, along the Northerly line of Lot 15, 50.00 feet to the Northwest corner of said Lot 15; thence along the Westerly line of Lot 15 South $30^{\circ}45'25''$ West 139 feet, more or less, to the point of beginning.