

2018-004701

Klamath County, Oregon



00220862201800047010010010

04/18/2018 03:38:28 PM

Fee: \$42.00

Mark Roberts, Claiming Successor
1009 Pebble Brook Road
Cedar Park, TX 78613
Grantor

Mark Roberts and Jesse Roberts Berry
1009 Pebble Brook Road
Cedar Park, TX 78613
Grantee

After recording return and Send Tax Statements to:
Grantee

AFFIANT'S DEED

THIS INDENTURE made this 12th day of April, 2018, by and between MARK ROBERTS, the affiant named in the duly filed affidavit concerning the small estate of BETTY JEAN WESTCOTT, deceased, hereinafter called the first party, and MARK ROBERTS and JESSE ROBERTS BERRY, as tenants in common, 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:

The South 40 feet of Lots 680 and 681, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County clerk of Klamath County, Oregon.

R-3809-033DB-02800-000

To Have and to Hold the same unto the second party and second party's heirs, successor and assigns forever.

The true consideration for this conveyance is assessed at \$52,000.00.

Dated this 12 day of APRIL, 2018.

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.

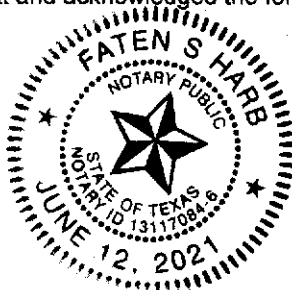
Mark Roberts

Mark Roberts, Claiming Successor

STATE OF TEXAS, County of Williamson) ss.

This instrument was acknowledged before me on 4-12, 2018 by Mark Roberts, as Claiming Successor of the Estate of Betty Jean Westcott and acknowledged the foregoing instrument to be his voluntary act and deed.

(SEAL)



Before me: Faten S. Harb
Notary Public for TEXAS

My Commissioner Expires: June 12, 2021