

2018-004957

Klamath County, Oregon



00221138201800049570010014

04/23/2018 01:43:15 PM

Fee: \$42.00

Erin McCarthy, Claiming Successor  
P.O. Box 201  
Bonanza, OR 97623  
Grantor

Erin McCarthy and Ian McCarthy  
P.O. Box 201  
Bonanza, OR 97623  
Grantee

After recording return and Send Tax Statements to:  
Grantee

## AFFIANT'S DEED

THIS INDENTURE made this 23rd day of April, 2018, by and between ERIN MCCARTHY, the affiant named in the duly filed affidavit concerning the small estate of MICHAEL DAVID MCCARTHY, deceased, hereinafter called the first party, and ERIN MCCARTHY and IAN MCCARTHY, 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:

Lot 33, Block 32, KLAMATH FALL FOREST ESTATES, HIGHWAY 66, PLAT 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

R-3811-009A0-02600-000

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 \$130,360.00.

Dated this 23rd day of April, 2018.

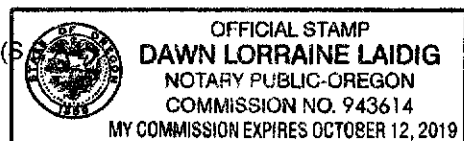
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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

*Erin McCarthy*

Erin McCarthy, Claiming Successor

STATE OF OREGON, County of Klamath ) ss.

Personally appeared the above named Erin McCarthy, 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

Returned at Counter