

BLL

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Leslie Louise Williams Rhodes
 Affiant for the small estate of *Charles Shirley Rhodes, Sr.*, 1616 SE 10th Ave,
 Canby, OR 97013

Grantor's Name and Address*

Jeremy Gonzalez
 6225 Foxwood Trail
 Birmingham, AL 35242

Grantee's Name and Address*

After recording, return to (Name and Address):

Leslie Rhodes
 1616 SE 10th Ave
 Canby, OR 97013

Until requested otherwise, send all tax statements to (Name and Address):

Jeremy Gonzalez
 6225 Foxwood Trail
 Birmingham AL 35242

*ORS 205 requires the first page of a recorded document to show the names and addresses of all parties. Use Stevens-Ness Form No. 1256, Cover Sheet for Instrument to be Recorded, if you need additional space.

2018-005375

Klamath County, Oregon



00221614201800053750020028

05/01/2018 08:44:46 AM

Fee: \$47.00

SPACE RESERVED

FOR

RECORDER'S USE

AFFIANT'S DEED

THIS INDENTURE dated *April 26, 2018*

, by and between

*Leslie Louise Williams Rhodes*the affiant named in the duly filed affidavit concerning the small estate of *Charles Shirley Rhodes, Sr.*

, deceased, hereinafter called grantor,

and *Jeremy Gonzalez*

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 Exhibit A, attached hereto and incorporated here.

(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 \$ *1,750.00*. 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 ³, 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.

Leslie Louise Williams Rhodes
 AFFIANT

Affiant

STATE OF OREGON, County of *Clackamas* ss.

This instrument was acknowledged before me on _____,

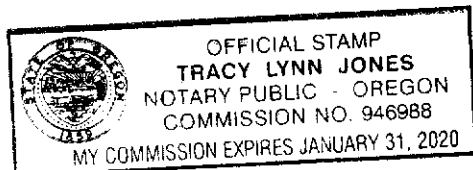
by _____

This instrument was acknowledged before me on *April 26th 2018*by *Leslie Louise Williams Rhodes*as *affiant*of *Small estate of Charles Shirley Rhodes Sr.*

Tracy L. Jones
 Notary Public for Oregon

My commission expires

January 31, 2020



The following described property situate in Klamath County, Oregon: Portion of Lot 1, Section 32, Township 38 South, Range 9 East of the Willamette Meridian, described as follows: All of that portion of said Lot 1, Section 32, lying Southwesterly from the most Southwesterly line of Block 4, and the most Southwesterly line of Seymour Avenue of said Riverside Addition, and lying West of the Westerly line of Armour Avenue and Westerly line of said avenue extended Southerly. Also all of that portion of said Lot 1, Section 32, lying Southerly from the most Southerly line of Bridge Street (west Main) of said Riverside Addition, and Easterly of the most Westerly line of Armour Avenue extended Southerly and West of the Westerly line of Block 14 extended Southerly, Riverside Addition according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

(1) Easement, including the terms and provisions thereof, for transmission line right of way, recorded August 21, 1951, in Deed Vol. 249, page 255 in Favor of United States of America.

(2) Easement, including the terms and provisions thereof, for transmission line right of way, recorded January 29, 1953, in Deed Vol. 259 page 17 in favor of the United States of America.

(3) Easement, including the terms and provisions thereof, for transline right of way, recorded April 12, 1954, Deed Vol. 266 page 315 in favor of the Bonneville Power Administrator.

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 5th day of April A.D., 1984 at 1:37 o'clock P. M. and duly recorded in Vol M84, of Deeds on page 5545.

EVELYN BIEHN, COUNTY CLERK