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



Patricia Munjar

2018-006569

Klamath County, Oregon

05/30/2018 12:05:01 PM

Fee: \$47.00

SPACE RESERVED
FOR
RECORDER'S USE

Grantor's Name and Address

Patricia Munjar

117 Elkhorn Dr.

Dayton, NV 89403

Grantee's Name and Address

After recording, return to (Name and Address):

Patricia Munjar

117 Elkhorn Dr.

Dayton, NV 89403

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

Same as above

AFFIANT'S DEED

THIS INDENTURE dated May 16, 2018

Patricia Munjar

, by and between

the affiant named in the duly filed affidavit concerning the small estate of Susan Emily Rick

, deceased, hereinafter called grantor,
and Betty Guthrie, Patricia Munjar, Kristi Roberts and Tara Roberts
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 MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.

(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 #15PB05530~~. "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.

Patricia Munjar

Affiant

STATE OF OREGON, County of WashoeThis instrument was acknowledged before me on 05/24/18by Patricia Munjar

This instrument was acknowledged before me on

by Patricia Munjaras Claiming Successorof The Estate of Susan Emily Rick

TAMBERIE PITTMAN

Notary Public, State of Nevada

Appointment No. 06-105733-16

My Appt. Expires May 12, 2022

Notary Public for Nevada
My commission expires 05/12/18

EXHIBIT "A"

235257AM

A tract of land situated in the SW1/4 of the NE1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin located West 30 feet and South 870 feet, from the Northeast corner of the SW1/4 NE1/4 of said Section 14, said point lying on the West line of Homedale Road; thence South 172 feet along the West line of Homedale Road to a point; thence West 315 feet, more or less to the Easterly right of way line of Lateral F-5 (or Lateral A-3-B) thence Northeasterly along said Easterly right of way line to a point located West a distance of 285.1 feet from the above described beginning point; thence East 285.1 feet, more or less, to the point of beginning, with bearings based on Minor Partition No. 80-104, as filed in the Klamath County Engineer's Office.

ALSO a tract of land situated in the Southwest Quarter of the Northeast Quarter of Section Fourteen (14), Township Thirty-nine (39) South, Range Nine (9) East of the Willamette Meridian, more particularly described as follows: Beginning at an iron pin located West 30 feet and South 870 feet from the Northeast corner of the Southwest Quarter, Northeast Quarter of said Section 14, said point lying on the West line of Homedale Road; thence South 280 feet along the West line of Homedale Road to an iron pin; thence West 323.8 feet to an iron pin on the Easterly right-of-way line of Lateral F-5 (or Lateral A-3-B); thence Northeasterly along said Easterly right-of-way line to an iron pin located West a distance of 285.1 feet from the above-described beginning point; thence East 285.1 feet, more or less, to the point of beginning, EXCEPT the North 172 feet thereof.

ALSO a tract of land situated in the Southwest Quarter of the Northeast Quarter of Section Fourteen (14), Township Thirty-nine (39) South, Range Nine (9), East of the Willamette Meridian, more particularly described as follows: Beginning at an iron pin located West 30 feet and South 1150 feet from the Northeast corner of the Southwest Quarter, Northeast Quarter of said Section 14, said point lying on the West Line of Homedale Road; thence South 240 feet along the West line of Homedale Road to an iron pin; thence West 353.0 feet to an iron pin on the Easterly right-of-way line of Lateral F-5 (or Lateral A-3-B); thence Northeasterly along said Easterly right-of-way line to an iron pin located West a distance of 323.8 feet from the above-described beginning point; thence East 323.8 feet, more or less, to the point of beginning, Except the Southerly 176 feet thereof.