

2018-006741

Klamath County, Oregon



00223288201800067410020021

06/04/2018 12:36:45 PM

Fee: \$87.00

After recording return to:
Robert Todd Light, Grantee
Gregory James Light, Grantee
1304 English Court
Brookings, OR 97415
Until a change is requested all tax statement
shall be sent to the following address:
Robert Todd Light, Grantee
Gregory James Light, Grantee
1304 English Court
Brookings, OR 97415

Victoria
Light
Returned at Counter

AFFIANT'S DEED

THIS INDENTURE dated this 14 day of May, 2018, by and between Robert Todd Light, the affiant named in the duly filed affidavit concerning the Affidavit of Small Estate of Donna (Buchanan) Jean Rogers, deceased, hereinafter called Grantor Donna B. Rogers, and Robert Todd Light and Gregory James Light, with rights of survivorship, hereinafter called grantees;

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 of 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:

See Exhibit "A" attached hereto and by this reference made a part hereof.

To Have and to Hold the same unto grantee, and grantee's heirs, successors-in-interest and assigns forever.

The true consideration for this conveyance is \$0.00 and other valuable consideration. (Here comply with requirements of ORS 93.030)

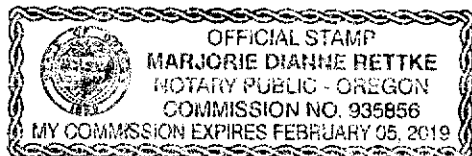
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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

DATED this 14 day of May, 2018.

Robert Todd Light Affiant

STATE OF OREGON)
) ss.
County of Curry)

This instrument was acknowledged before me on this 14 day of May, 2018 by
Affiant Robert Todd Light.



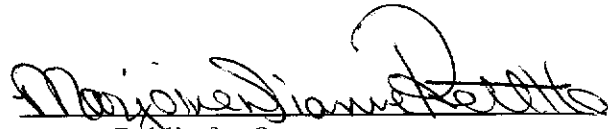

Notary Public for Oregon

Exhibit "A"

The following described real property situate in the County of Klamath, State of Oregon, being portions of Lots 2 and 3, Block 16, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, more particularly described as follows:

Beginning at a ½" iron pin set on the Northwesternly line of said Lot 3; said pin being South 51° 01' 18" East, 60.00 feet and North 38° 42' 11" East, 119.31 feet from the ¾" iron pipe set at the most Southerly corner of Lot 6, Block 6 of said subdivision; thence continuing North 38° 42' 11" East a distance of 69.53 feet to a ½" iron pin on the Northwesternly line of said Lot 2; thence leaving said Northwesternly line, South 51° 17' 49" East a distance of 60.00 feet to a ½" iron pin; thence South 38° 42' 11" West a distance of 50.00 feet to a ½" iron pin; thence North 51° 17' 49" West a distance of 5.18 feet to a ½" iron pin; thence South 38° 42' 17" West a distance of 19.77 feet to a ½" iron pin; thence North 51° 02' 47" West a distance of 54.81 feet to the point of beginning.

EXCEPTING THEREFROM beginning at a ½" iron pin set on the Northwesternly line of said Lot 2; said pin being South 51° 01' 18" East, 60.00 feet and North 38° 42' 11" East, 188.84 feet from the ¾" iron pipe set at the most Southerly corner of Lot 6, Block 6 of said subdivision; thence South 51° 17' 49" East 60.00 feet to a ½" iron pin; thence South 38° 42' 11" West 6.2 feet to a point; thence Northwesternly in a straight line to a point on the Northwesternly line of said Lot 2, said point being 8.1 feet Southwesterly from the point of beginning; thence North 38° 42' 11" East 8.1 feet to the point of beginning.