

2018-007108

Klamath County, Oregon



00223726201800071080020022

AFFIANT'S DEED

06/12/2018 02:00:39 PM

Fee: \$87.00

Returned at Counter

Patsy Turner, Claiming Successor
4000 Round Lake Road, #22
Klamath Falls, OR 97601
Grantor

Shella Rickert, et al
4644 Lombard Drive
Klamath Falls, OR 97603
Grantee

After recording return and Send Tax Statements to:
Grantee

THIS INDENTURE made this 12th day of June, 2018, by and between PATSY TURNER, the affiant named in the duly filed affidavit concerning the small estate of DONALD JASON RICKERT, deceased, hereinafter called the first party, and SHELLA RICKERT, for and during her natural life, for so long as Shella Rickert pays the cost of maintaining the property, including any mortgage payment, real property tax obligation, insurance obligation and all utilities, but if Shella Rickert fails to pay the cost of maintaining the property, including any mortgage payment, real property tax obligation, insurance obligation and all utilities, the property shall immediately revert to Linda Turrentine, Patsy Turner, Kellie Hansen and Shella Rickert, and or their heirs, 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 13 in Block 5 of Tract 1299, SECOND ADDITION TO FERNDAL, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Map/Tax R-3909-013BB-09100-000.

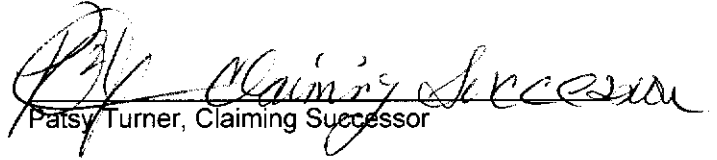
To Have and to Hold the same unto the second party and second party's heirs, successor and assigns forever.

The true consideration for this conveyance is other than money, Property Assessed at \$183,840.00

Dated this 12th day of June, 2018.

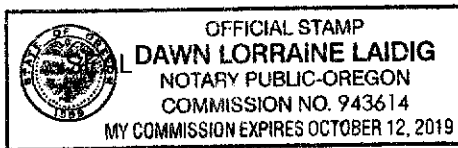
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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


Patsy Turner, Claiming Successor

STATE OF OREGON)
) ss.
County of Klamath)

Subscribed and sworn to (or affirmed) before me on June 12, 2018, by Patsy Turner, Claiming Successor, proved to me on the basis of satisfactory evidence to be the person who appeared before me.




NOTARY PUBLIC