



**AFFIANT'S DEED**

06/15/2018 12:22:31 PM

Fee: \$87.00

Anna Michelle Steademan, Claiming Successor  
1521 McClelland Drive  
Klamath Falls, OR 97603  
Grantor

Anna Michelle Steademan, et al  
1521 McClelland Drive  
Klamath Falls, OR 97603  
Grantee

After recording return and Send Tax Statements to:  
Grantee

THIS INDENTURE made this 14<sup>th</sup> day of June, 2018, by and between ANNA MICHELLE STEADEMAN, the affiant named in the duly filed affidavit concerning the small estate of ROGER GLENN STEADEMAN, deceased, hereinafter called the first party, and ANNA MICHELLE STEADEMAN, ELIZABETH MARIE STEADEMAN, TYLER KEITH MORGAN PECK, ANNA MICHELLE STEADEMAN as Custodian for Dena Lovelyn Elaine Steademan under the Oregon Uniform Transfer to Minors Act, ORS 126.832(3)(a) and ANNA MICHELLE STEADEMAN as Custodian for Roger Dean Steademan under the Oregon Uniform Transfer to Minors Act, ORS 126.832(3)(a), 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:

**Parcel 1.**

Fee Title Interest in real property located in Klamath County, and legally described as:

Lot 93 of MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO beginning at the SW corner of Lot 94 of MOYINA; thence North 85 degrees 39' East along the Southerly boundary of said Lot a distance of 125 feet to the SE corner of said Lot; thence Northwesterly along the arc of a curve to the left, the radius of which is 628.34 feet a distance of 8 feet; thence South 86 degrees 23' West 125 feet, more or less, to the point of beginning.

R-3809-036CD-01100-000

**Parcel 2.**

Fee Title Interest in real property located in Klamath County, and legally described as:

Parcel 2 of Land Partition # 48-97 Lot 37, Block 38, Tract No. 1084, Sixth Addition to Klamath River Acres, located in the Se 1/4 SE 1/4 of Section 24, Township 39 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

R-3907-024D0-01500-000

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

Returned at Counter

The true consideration for this conveyance is other than money and per inheritance.

Dated this 14<sup>th</sup> 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.



Anna Michelle Steademan, Claiming Successor

STATE OF OREGON                     )  
  ) ss.  
County of Klamath                     )

Subscribed and sworn to (or affirmed) before me on June 14, 2018, by Anna Michelle Steademan, Claiming Successor, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

  
NOTARY PUBLIC

SEAL

