

2018-007529

Klamath County, Oregon



00224254201800075290020027

AFFIANT'S DEED

Crystal L. Herron-Seeley, Claiming Successor
1608 SE Crystal Drive, Apt. "A"
Corvallis, OR 97333
Grantor

06/22/2018 11:07:10 AM

Fee: \$87.00

Returned at Counter

Crystal L. Herron-Seeley, et al.
1608 SE Crystal Drive, Apt. "A"
Corvallis, OR 97333
Grantee

After recording return and Send Tax Statements to:
Grantee

THIS INDENTURE made this 22nd day of June, 2018, by and between CRYSTAL L. HERRON-SEELEY, the affiant named in the duly filed affidavit concerning the small estate of WILLIAM JOHN HERRON, deceased, hereinafter called the first party, and CRYSTAL L. HERRON-SEELEY and ANDREA I. AYDELOTT, 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:

EXHIBIT "A" attached hereto and incorporated herein by this reference.

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 \$24,165.00

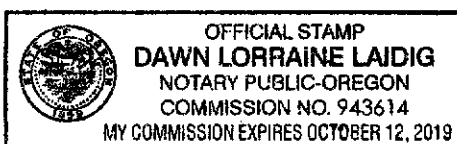
Dated this 22nd day of June, 2018.

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.

Crystal L. Herron-Seeley
Crystal L. Herron-Seeley, Claiming Successor

STATE OF OREGON)
) ss.
County of Klamath)

Subscribed and sworn to (or affirmed) before me on June 22, 2018, by Crystal L. Herron-Seeley, Claiming Successor, proved to me on the basis of satisfactory evidence to be the person who appeared before me.



Dawn L. Laidig
Notary Public for Oregon
My Commission Expires: 10/12/19

EXHIBIT "A"

A tract of land situated in Lots 14, 15 and 16, Block 71, BUENA VISTA, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the most Northerly corner of Lot 14, Block 71 of said addition; thence South 7° 16½' West 160.9 feet; thence South 28° 21½' East 30 feet; thence Northeasterly to a point in the Easterly line of Lot 14, said point being North 41° 19' West 71.78 feet from the Easterly corner of Lot 14; thence North 41° 19' West 164.76 feet to the point of beginning.

EXCEPTING THEREFROM a strip of land 10 feet in width described in Deed from Thomas Thomson and Eleanor Thomson, husband and wife, to Jack R. Schulze and Barbara L. Schulze, husband and wife, dated April 5, 1972, recorded April 7, 1972, in Volume M-72 at page 3666, Microfilm Records of Klamath County, Oregon, and more particularly described as follows:

A tract of land situated in Lots 14, 15 and 16, Block 71, BUENA VISTA ADDITION, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point which bears North 41° 19' West, 71.78 feet from the Easterly corner of Lot 14; thence North 41° 19' West, 10.27 feet along the Easterly line of Lot 14 to a point; thence South 61° 38' 30" West, 128.41 feet to a point on the Westerly line of Lot 16; thence South 28° 21' 30" East 10.00 feet along the Westerly line of Lot 16 to a point; thence North 61° 38' 30" East, 130.70 feet to the point of beginning.