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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2018-008878

Klamath County, Oregon



00225945201800088780020029

07/26/2018 03:28:34 PM

Fee: \$87.00

SPACE RESERVED  
FOR  
RECORDER'S USE

Grantee's Name and Address

After recording, return to (Name and Address):

KIM LORENE KNIGHT  
P.O. Box 362  
CHILOQUIN OREGON 97624

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

KIM LORENE KNIGHT  
P.O. Box 362  
CHILOQUIN OREGON 97624

## AFFIANT'S DEED

THIS INDENTURE dated 7-26-18, by and betweenJEFF JOSEPH HANSENthe affiant named in the duly filed affidavit concerning the small estate of DOUGLAS GILBERT HANSEN, deceased, hereinafter called grantor,and KIM LORENE KNIGHT, 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 ATTACHED :

(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 \$ 0. 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.

Affiant

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on July 26, 2018, by Jeff Joseph Hansen

This instrument was acknowledged before me on \_\_\_\_\_,

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_

OFFICIAL STAMP  
ROCHELLE MARIE LONG  
NOTARY PUBLIC-OREGON  
COMMISSION NO. 942934  
EXPIRES SEPTEMBER 21, 2019



OFFICIAL STAMP  
ROCHELLE MARIE LONG  
NOTARY PUBLIC-OREGON  
COMMISSION NO. 942934  
MY COMMISSION EXPIRES SEPTEMBER 21, 2019

Rochelle Marie Long  
Notary Public for Oregon

My commission expires September 21, 2019

K-32849

80407

- WARRANTY DEED -

OSCAR H. CAPELLEN and FLORENCE E. CAPELLEN, husband and wife, grantors, convey to DOUGLAS G. HANSEN and JAUNITA M. HANSEN, husband and wife, all that real property situate in the County of Klamath, State of Oregon, described as:

A parcel of land situated in the NE 1/4 NW 1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, being more particularly described as follows: Beginning at the intersection of the East line of the W 1/2 NE 1/4 NW 1/4 with the North line of the Klamath Falls-Lakeview Highway; thence North along said East line to the South line of the O.C. & E. Railroad; thence Northeasterly along the South line of said railroad a distance of 312 feet; thence South 10° East 492 feet, more or less, to the North line of the Klamath Falls-Lakeview Highway; thence Southwesterly along the North line of said highway 312 feet, more or less, to the point of beginning.

and covenant that grantor is the owner of the above described property free of all encumbrances, except reservations, restrictions, easements and rights of way of record and those apparent upon the land; rules, regulations, liens and assessments of water users and sanitation districts; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is Twenty-Eight Thousand and No/100ths (\$28,000.00) DOLLARS.

DATED this 16th day of April, 1974.

*Oscar H. Capellen*  
*Florence E. Capellen*

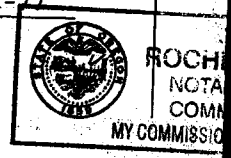
STATE OF OREGON )  
County of Klamath ) ss.

April 16, 1974.

Personally appeared the above-named OSCAR H. CAPELLEN and FLORENCE E. CAPELLEN, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Marlene T. Addington  
Notary Public for Oregon  
My commission expires

*Marlene T. Addington*  
Notary Public for Oregon  
My Commission expires: 3-21-77



STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 7th day of February A.D., 1980 at 2:51 o'clock P.M., and duly recorded in Vol. N80 of Deeds on Page 2508.

FEE \$3.50

WM. D. MILNE, County Clerk  
By *Bernard H. Hetcher* Deputy

90 FEB 7 PM 2 51

KCTC