


MTC 253884AM

2018-010337

Klamath County, Oregon

08/28/2018 01:41:01 PM

Fee: \$87.00

Grantors:

Ernestine "Tina" Meyers
Claiming Successor of the Small Estate of
M.J. Brownfield
3235 Latimer Road
Tillamook, OR 97141

Ernestine "Tina" Meyers
Inheriting Party of the Small Estate of M.J. Brownfield
3235 Latimer Road
Tillamook, OR 97141

Evelyn Wilson
Inheriting Party of the Small Estate of M.J. Brownfield
3255 Latimer Road
Tillamook, OR 97141

Grantee:

April Haynes
9721 Ben Kerns Road
Klamath Falls, OR 97601

After Recording Return to:

Moberg & Rust, Attorneys at Law, P.C.
842 Broadway
Seaside, Oregon 97138

Send Future Tax Statements to:

April Haynes
9721 Ben Kerns Road
Klamath Falls, OR 97601

**AFFIANT'S DEED
(Bargain and Sale Deed)**

ERNESTINE "TINA" MEYERS, Claiming Successor, as defined by ORS 114.505(2)(a) and ORS 114.515(1)(b), for the Estate of M.J. Brownfield, who acquired title as M.J. Brownfield, and ERNESTINE "TINA" MEYERS and EVELYN WILSON, Inheriting Parties, hereinafter, collectively called Grantors, grant, bargain, sell, and convey unto APRIL HAYNES, Grantee, all right, title, and interest in that certain real property situated in Klamath County, Oregon, as more particularly described as follows:

Lot 18 in Block 19 of SECOND ADDITION TO KLAMATH RIVER ACRES,
according to the official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon.

Situs: 9721 Ben Kerns Road, Klamath Falls, Oregon 97601
Tax Account No. R500274 Map No. R-3908-031B0-00700-000

The dollar consideration paid for this transfer is \$55,000.00. This transfer is made pursuant to the Small Estate of M.J. Brownfield, Tillamook County Case No. 18PB05504.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336),

195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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

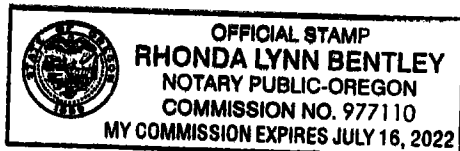
DATED: August 27, 2018.

Tina Meyers PR
Ernestine "Tina" Meyers
Claiming Successor of the Small Estate of
M.J. Brownfield

Tina Meyers
Ernestine "Tina" Meyers
Inheriting Party of the Small Estate of
M.J. Brownfield

STATE OF OREGON)
) ss.
County of TILLAMOOK)

On the 27 day of August 2018, personally appeared the above named Ernestine ,
"Tina" Meyers and acknowledged the foregoing instrument by authority thereof.



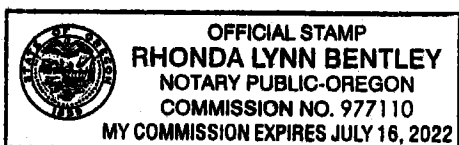
Rhonda L. Bentley
Notary Public for Oregon

DATED: August 27, 2018.

Evelyn Wilson
Evelyn Wilson
Inheriting Party of the Small Estate of
M.J. Brownfield

STATE OF OREGON)
) ss.
County of TILLAMOOK)

On the 27 day of August 2018, personally appeared the above named Evelyn
Wilson and acknowledged the foregoing instrument by authority thereof.



Rhonda L. Bentley
Notary Public for Oregon