

BA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



2018-011976

Klamath County, Oregon

10/01/2018 03:51:00 PM

Fee: \$87.00

Joel P. Nelson

P.O. Box 863

Keno, OR 97627

Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name and Address):

Joel P Nelson  
PO Box 863  
Keno OR 97627

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

Joel P Nelson  
PO Box 863  
Keno OR 97627

SPACE RESERVED  
FOR  
RECORDER'S USE

## AFFIANT'S DEED

THIS INDENTURE dated September 11, 2018

, by and between

Joel P. Nelsonthe affiant named in the duly filed affidavit concerning the small estate of Florence Katherine Nelson

, deceased, hereinafter called grantor,  
and Joel P. Nelson, Gerald J. Nelson and Gilbert L. Nelson each as to an undivided 1/3 \*  
hereinafter called grantee; WITNESSETH: interest \*

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):

Exhibit A 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 \$Estate Dist. 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.

Joel P. Nelson

Affiant

STATE OF OREGON, County of Klamath

) ss,

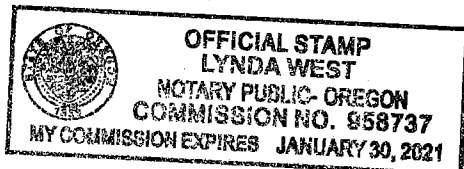
This instrument was acknowledged before me on September 28, 2018by Joel P Nelson

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

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



Lynda West  
Notary Public for Oregon  
My commission expires 1-30-21

## EXHIBIT "A"

Beginning at a point on the section line, from which point the quarter corner common to Sections 28 and 33 bears West a distance of 1474.56 feet; thence North 22°53' West 538.96 feet, more or less, to the Southerly right of way boundary of the Ashland-Klamath Falls Highway; thence along said boundary North 67°48' East 152.9 feet; thence South 22°53' East 601.75 feet, more or less, to the above mentioned section line; thence West along said section line 166.02 feet, more or less, to the point of beginning, and being in the S1/2 SE1/4, Section 28, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

ALSO, beginning at a point on the section line, from which the quarter corner common to Sections 28 and 33 bears West 1475.3 feet, said point being the Southeasterly corner of that certain parcel conveyed by C.H. Fitzsimmons, et. ux., to Ray E. Brownell and Eva M. Brownell, husband and wife, by deed dated August 17, 1943, recorded August 20, 1943 in Volume 158 of Deeds, page 16, records of Klamath County, Oregon; thence North 22°53' West a distance of 536.23 feet, more or less, to a point on the Southeasterly right of way line of the Klamath Falls-Ashland Highway; thence South 67°34' West along said right of way line, a distance of 32.6 feet, more or less, to its intersection with an old established fence line, said point also being the Northeast corner of that certain parcel deeded to Ray E. Brownell, et. ux., above described; thence South 26°26' East along said fence line, a distance of 537.8 feet, more or less, to the point of beginning and being in the S1/2 SE1/4, Section 28, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.