

2018-014632

Klamath County, Oregon



00232885201800146320020020

12/06/2018 11:04:01 AM

Fee: \$87.00

AFFIANT'S DEED

Diana L. Martin, Claiming Successor
228 Reanna Way
Medford, OR 97501
Grantor

Diana L. Martin and Brandy J. Mann
228 Reanna Way
Medford, OR 97501
Grantee

After recording return and Send Tax Statements to:
Grantee

THIS INDENTURE made this 29 day of November, 2018, by and between DIANA L. MARTIN, the affiant named in the duly filed affidavit concerning the small estate of MICHAEL ADRIAN MANN, deceased, hereinafter called the first party, and DIANA L. MARTIN and BRANDY J. MANN, 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 A

Lot 31, Block 18, OREGON PINES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

R-3511-014C0-01300-000 Assessed Value \$930.00

Parcel B.

Those portions of Lot 86, Block 18, OREGON PINES, more particularly described as follows:

Beginning at the NW corner of Lot 22; thence S 28 Degrees 32' 10" E 640'; thence in a Westerly direction 590' m/l to the most Northerly point of Lot 36; thence N 56 degrees 37' 45" W 292.65'; thence in a NEly direction 670' m/l to the NW corner of Lot 22, said point of beginning. Also beginning at the NW corner of Lot 25, said point of beginning; thence S 28 degrees 32' 10" E 278.03'; thence S 6 degrees 12' 10" E 199.71'; thence S 83 degrees 47' 50" W 372'; thence N 36 degrees 41' 00" W 317.59'; thence N 40 degrees 45' 03" W 285.41'; thence in an Easterly direction 590' m/l to the point of beginning.

R-3511-014B0-08500-000 Assessed Value \$6,850.00

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.

Dated this 29 day of NOVEMBER, 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

Scot H MacArthur
Returned at Counter

7, CHAPTER 8, OREGON LAWS 2010.

Diana L. Martin
Diana L. Martin, Claiming Successor

STATE OF OREGON)
) ss.
County of Jackson)

Subscribed and sworn to (or affirmed) before me on NOVEMBER 29, 2018, by Diana L. Martin, Claiming Successor, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

SEAL

[Signature]
Notary Public for Oregon
My Commission Expires: JUNE 21 / 2020

