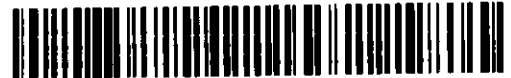


2019-001494

Klamath County, Oregon



00235807201900014940020027

02/15/2019 02:32:32 PM

Fee: \$87.00

AFTER RECORDING RETURN TO:

Miranda Drean  
P.O. Box 963  
La Pine, OR 97739

SEND TAX STATEMENTS TO:

Miranda Drean  
P.O. Box 963  
La Pine, OR 97739

**AFFIANT'S DEED**

THIS INDENTURE made this 13 day of February, 2019, by and between **MIRANDA ANN DREAN**, the affiant named in the duly filed concerning the Small Estate of GARY ALLEN DREAN, deceased, hereinafter called the first party, and **MIRANDA ANN DREAN**, individually, hereinafter called the second party;

**WITNESSETH:**

FOR VALUE RECEIVED and the consideration hereinafter stated, the receipt whereof hereby is acknowledged, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the second party and the second party's heirs, successors-in-interest and assigns, all the estate, right and interest of the deceased at the time of decedent's death, and all the right, title and interest that the estate of the deceased by operation of law or otherwise may have thereafter acquired in that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lots 17, 18, 19, and 20, and the Southwest one-half of Lot 16, Block 31, Crescent,  
Klamath County, State of Oregon

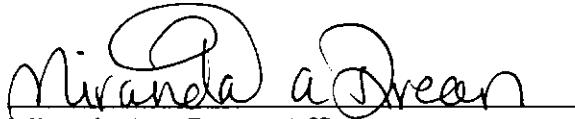
TO HAVE AND TO HOLD the same unto the second party and second party's heirs,  
successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$1.00.  
However, the actual consideration consists of or includes other property or value given or promised  
which is the whole consideration.

IN WITNESS WHEREOF, the first party has executed this instrument the day and year first  
above written.

**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 INQUIRY 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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

  
Miranda Ann Drear, Affiant

STATE OF OREGON; County of Klamath ) ss.

This instrument was acknowledged before me on the 13 day of February, 2019, by Miranda Ann Drear.



  
NOTARY PUBLIC FOR OREGON  
My Commission expires: January 02, 2021