

BA

MTC 276 70V AM

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

Nancy Staley
 37728 Kimball Rd
 Dexter, OR 97431
 Grantor's Name and Address
 Nancy Staley and Patricia Smith
 37728 Kimball Rd
 Dexter, OR 97431
 Grantee's Name and Address

After recording, return to (Name and Address):

Nancy Staley
 37728 Kimball Rd
 Dexter, OR 97431

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

same as above

2019-003855

Klamath County, Oregon

04/10/2019 11:49:01 AM

Fee: \$87.00

SPACE RESERVED
 FOR
 RECORDER'S USE

AFFIANT'S DEED

THIS INDENTURE dated February 26, 2019, by and between
Nancy Jane Staley
 the affiant named in the duly filed affidavit concerning the small estate of Fredrick E. Daniels
 _____, deceased, hereinafter called grantor,
 and Nancy Jane Staley and Patricia R. Smith
 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*):

Please see attached Exhibit "A"

(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 \$ to clear title. 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.

Nancy Jane Staley
 Nancy Jane Staley

Affiant

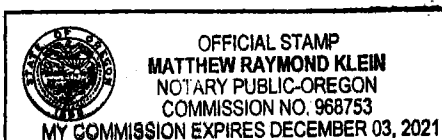
STATE OF OREGON, County of LaneThis instrument was acknowledged before me on April 5th 2019by Nancy Jane Staley

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Notary Public for Oregon

My commission expires 12-3-21

EXHIBIT "A"

Parcel 1 of Land Partition 49-96, situated in the NE1/4 of the SW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

ALSO a portion of Parcel 2 of "Land Partition 49-96", situate in the NE1/4 SW1/4 of Section 1, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southeast corner of said Parcel 2; thence along the South line of said Parcel 2 South $89^{\circ} 9' 00''$ West 280.77 to the Southeast corner of Parcel 1 of "Land Partition 49.96"; thence along the line common to said Parcels 1 and 2 North $01^{\circ} 03' 52''$ West 73.00 feet to the Northeast corner of said parcel 1; thence North $89^{\circ} 09' 00''$ East 207.54 feet to the East line of said Parcel 2; thence along said East line South $46^{\circ} 02' 49''$ East 103.59 feet to the point of beginning.