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AmēriTitle

MTC 302262AM

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY

2019-008369

Klamath County, Oregon

07/24/2019 02:43:01 PM

Fee: \$87.00

William Dennis Lee, Jr.

Grantor's Name and Address

William Dennis Lee, Jr.

Grantee's Name and Address

After recording, return to (Name and Address):

William Dennis Lee, Jr.

3555 S. Pacific Ave., #134

Medford, OR 97501

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

Same as above

SPACE RESERVED
FOR
RECORDER'S USE

AFFIANT'S DEED

THIS INDENTURE dated July 11, 2019

William Dennis Lee, Jr.

, by and between

the affiant named in the duly filed affidavit concerning the small estate of William Dennis Lee, Sr.

, deceased, hereinafter called grantor,

and William Dennis Lee, Jr.

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):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.

(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 \$Case #18PB00341. 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.

William Dennis Lee, Jr., Affiant

Affiant

STATE OF OREGON, County of Jackson) ss.

This instrument was acknowledged before me on Jul

by

This instrument was acknowledged before me on July 23, 2019

by

William Dennis Lee, Jr.

as

Affiant

of

The Estate of William Dennis Lee, Sr.



Donna Beth Rodriguez

Notary Public for Oregon

My commission expires April 20, 2021

EXHIBIT "A"

302262AM

A parcel of land situate in Government Lot 28, Section 9, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northwest corner of said Government Lot 28; thence along the North line of said Government Lot 28, South $89^{\circ} 53 \frac{3}{4}'$ East 1000.32 feet to the TRUE POINT OF BEGINNING of this description; thence continuing along the North line of Government Lot 28, South $89^{\circ} 53 \frac{3}{4}'$ East to the Northeast corner of Government Lot 28; thence South along the East line of Government Lot 28 to the Southeast corner of Government Lot 28; thence along the South line of Government Lot 28, North $89^{\circ} 49 \frac{3}{4}'$ West to a point that bears South $89^{\circ} 49 \frac{3}{4}'$ East 1001.25 feet along the said South line from the Southwest corner of Government Lot 28; thence North to the true point of beginning.