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NO PART OF ANY STEVENS-NESS FORM MAY BE REPROD

2019-008406

Klamath County, Oregon



00244287201900084060010018

07/25/2019 12:33:27 PM

Fee: \$82.00

SPACE RESERVED
FOR
RECORDER'S USE

ANDREA ZOE CORNELL
5225 WALMER RD.
OROVILLE, CA 95966

Grantor's Name and Address

RICHARD THOMAS CORNELL
17750 EDLER ST / P.O. BOX 164
BLV, OR 97622

Grantee's Name and Address

After recording, return to (Name and Address):

RICHARD THOMAS CORNELL
17750 EDLER ST / P.O. BOX 164
BLV, OR 97622

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

RICHARD THOMAS CORNELL
17750 EDLER ST / P.O. BOX 164
BLV, OR 97622

AFFIANT'S DEED

THIS INDENTURE dated

RICHARD THOMAS CORNELL

, by and between

the affiant named in the duly filed affidavit concerning the small estate of ANDREA ZOE CORNELL

ESTATE NO. 19PB01670

, deceased, hereinafter called grantor,

and RICHARD THOMAS CORNELL

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):

PROPERTY IS IN THE NW 1/4 OF SECTION 3, TOWNSHIP 37 SOUTH, RANGE 14 EAST OF THE WILLAMETTE MERIDIAN. ACRES 0.14 CODE: 058 MAP: R-3714-03AB - 02100-000 19270 EDLER ST, BLV, OR 97622. BEGINNING AT A POINT ON THE WESTERN LINE OF EDLER ST., SAID POINT BEING DISTANCE NORTH 89° 52' WEST, 1,608.35 FT. AND SOUTH 1° 13' WEST 220 FT FROM THE NE CORNER OF ABOVE MENTIONED SECTION 3, T37S, R14E OF THE WILLAMETTE MERIDIAN SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS SAID DESCRIPTION. THENCE FROM SAID POINT SOUTH 1° 13' W ALONG SAID WESTERN LINE OF EDLER ST. 50 FT, THENCE NORTH 89° 52' WEST 100 FT. THENCE NORTH 1° 13' E, 50 FT, AND THENCE SOUTH 79° 52' E, 100 FT. TO SAID TRUE POINT OF BEGINNING.

(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 \$ 0. ¹However, the

actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. ²(The sentence between the symbols ¹ and ², 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.

Richard Thomas Cornell

Affiant

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on 7/23/19

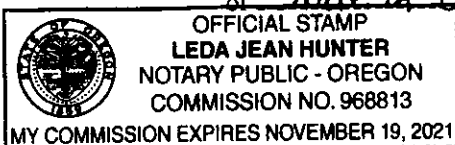
by Richard Cornell

This instrument was acknowledged before me on 7/23/19

by Leda Hunter

as Notary Public

of State of OR - Klamath Co.



Leda Jean Hunter

Notary Public for Oregon

My commission expires 11-19-2021