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2019-008884
Klamath County, Oregon

00244864201900088840020024

08/06/2019 11:36:12 AM Fee: $87.00

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
BLY, OR 97622
Grantee's Name and Address

After recording, return to (Name and Address):
RICHARD THOMAS CORNELL
17750 EDLER ST / P.O. BOX 164
BLY, OR 97622

Until requested otherwise, send all tax statements to (Name and Address):
RICHARD THOMAS CORNELL
17750 EDLER ST / P.O. BOX 164
BLY, OR 97622

Returned at Counter

AFFIANT'S DEED

THIS INDENTURE dated AUGUST 6, 2019, by and between RICHARD THOMAS CORNELL, 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)*:

SEE 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 $ 0. ~~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.

Richard Thomas Cornell

Affiant

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on August 5 - 2019, by Richard Cornell.

This instrument was acknowledged before me on August 5 - 2019, by Leda Hunter as Notary Public of State of OR - Klamath Co.

OFFICIAL STAMP
LEDA JEAN HUNTER
NOTARY PUBLIC - OREGON
COMMISSION NO. 968813
MY COMMISSION EXPIRES NOVEMBER 19, 2021

Leda Jean Hunter
Notary Public for Oregon
My commission expires 11-19-2021

PUBLISHER'S NOTE: If using this form to convey real property subject to ORS 92.027, include the required reference.

Unofficial Copy

"EXHIBIT A"

Beginning at the corner common to Sections 2 and 3 in Township 37 South, Range 14 East, and Sections 34 and 35 of Township 36 South, Range 14 East, Willamette Meridian, thence West 1605 feet, thence South 222 feet, to the true place of beginning, thence South 50 feet, thence West 100 feet, thence North 50 feet, thence East 100 feet to the place of beginning.
Subject to reservations, easements and rights of way of record and those apparent on the land.

AND the 12 feet of Lot 15, Block 8, FIRST ADDITION to Bly, Oregon, which is adjacent to Lot 16.

Subject, however, to the following:

1. Rights of the public in and to any portion of the herein described property lying within the limits of streets and roads.

Unofficial Copy