

AmeriTitle
MTC 308528 AM

FORM No. 1457 - AFFIANT'S DEED.

© 1991-2013 STEVENS-NESS LAW PUBL

2019-009394
Klamath County, Oregon
08/16/2019 02:32:01 PM
Fee: \$87.00

BA

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

Marcus T. Chamberlin
35519 NE 30th St.
Washougal, WA 98671
Grantor's Name and Address

- Marcus Chamberlin
35519 NE 30th St.
Washougal, WA 98671
Grantee's Name and Address

After recording, return to (Name and Address):
Marcus Chamberlin
35519 NE 30th St.
Washougal, WA 98671
Until requested otherwise, send all tax statements to (Name and Address):
- Marcus Chamberlin
35519 NE 30th St.
- Washougal, WA 98671

SPACE RESERVED
FOR
RECORDER'S USE

AFFIANT'S DEED

THIS INDENTURE dated August 14, 2019, by and between
Marcus T. Chamberlin
the affiant named in the duly filed affidavit concerning the small estate of Ruth Eleanor Chamberlin, deceased, hereinafter called grantor,
and Marcus Chamberlin, Successor Trustee of the Ruth E. Chamberlin Trust, dated June 13, 2017, 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 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 \$Case 18PB08360. 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 30.630, 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.

Marcus Chamberlin TRUSTEE
Marcus Chamberlin,
Successor Trustee
Affiant

STATE OF OREGON, County of CLATSOP ss.
This instrument was acknowledged before me on August 15, 2019,
by Marcus Chamberlin
This instrument was acknowledged before me on _____
by _____
as _____
of _____

NOTARY PUBLIC
STATE OF WASHINGTON
JUDY F. ROSS
MY COMMISSION EXPIRES
JUNE 26, 2022

Judy F. Ross
Notary Public for Oregon
My commission expires 6/26/2022

87

EXHIBIT "A"

Lot 4, Block 40, HILLSIDE ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING the Southwest 20 feet of said Lot conveyed to Klamath County for street purposes, by Deed recorded August 12, 1926 in Volume 72, page 229, Deed records of Klamath County, Oregon.

The Northerly 25 feet of Lot 5, Block 40, HILLSIDE ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING the Westerly 20 feet thereof heretofore deeded to the City of Klamath Falls, Oregon, by Deed recorded May 20, 1964 in Volume 353, page 130, Deed records of Klamath County, Oregon.