



00247156201900107840020022

09/16/2019 03:06:54 PM

Fee: \$87.00

AFFIANT'S DEED**Grantor's Name and Address:**

Lynda L. McGarry, Affiant of the
Small Estate of Jacob Charles McGarry, and
Lynda L. McGarry, heir
PO Box 1144
Philomath, OR 97370

Grantee's Name and Address:

Lynda L. McGarry
PO Box 1144
Philomath, OR 97370

After recording return to:

Steven L. Adkins
Evashevski Elliott PC
PO Box 781
Corvallis, OR 97339

Until changed, send all tax statements to:

Lynda L. McGarry
PO Box 1144
Philomath, OR 97370

Consideration:

The true and actual consideration for this
conveyance is \$NONE.

Lynda L. McGarry, the affiant in the duly-filed Affidavit of Claiming Successor concerning the small estate of Jacob Charles McGarry, deceased, filed in the Circuit Court for the State of Oregon, County of Benton Case No. 19PB04407, and Lynda L. McGarry, the sole heir of the estate of Jacob Charles McGarry, Grantor, hereby convey to Lynda L. McGarry, Grantee, all of the right, title, and interest of Jacob Charles McGarry at the time of Jacob Charles McGarry's death, and all of the right, title, and interest that the estate of Jacob Charles McGarry may have thereafter acquired, by operation of law or otherwise, in the following real property situated in the County of Klamath, State of Oregon, described as follows:

A one-sixth (1/6) equal ownership of five acres M/L at lot 39, section 9, township 25, Range 8.0, block section 9, tract N2S2S2W2E2SE4, Acres 5.0 in the Schoonover subdivision located north of highway 58 and west of highway 97 informally referred to as "OUTLAW ACRES," more particularly described as follows:

N1/2 of the S1/2 of the S1/2 of the W1/2 of the E1/2 of the SE1/4 of Section 9, Township 25 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.


This conveyance is in fulfillment of the Land Sale Contract executed on January 25, 2019, and recorded on February 5, 2019, as Instrument No. 2019-001058, Klamath County Records.

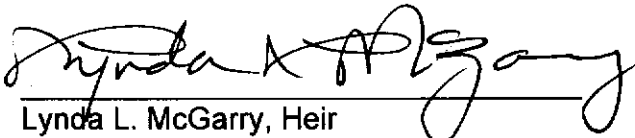
Small Estate Proceeding: Benton County Circuit Court File No. 19PB04407

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, AND 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED: 9/13, 2019.


Lynda L. McGarry, Affiant
Small Estate of Jacob Charles McGarry


Lynda L. McGarry, Heir

STATE OF OREGON)
)
County of Benton)

On the 13th day of September, 2019, personally appeared the above-named Lynda L. McGarry, Affiant, Small Estate of Jacob Charles McGarry, and acknowledged the above instrument to be her voluntary act and deed.





Notary Public for Oregon

STATE OF OREGON)
)
County of Benton)

On the 13th day of September, 2019, personally appeared the above-named Lynda L. McGarry and acknowledged the above instrument to be her voluntary act and deed.




Notary Public for Oregon