

2019-014297

Klamath County, Oregon



00251350201900142970020027

12/10/2019 11:26:19 AM

Fee: \$87.00

## AFFIANT'S DEED

Mark Nigh, Claiming Successor  
P.O. Box 682  
Chiloquin, OR 97624

Grantor

Mark Nigh and Terry Sebren

P.O. Box 682

Chiloquin, OR 97624

Grantee

After recording return and Send Tax Statements to:

Grantee

THIS INDENTURE made this 10<sup>th</sup> day of December, 2019, by and between MARK NIGH, the affiant named in the duly filed affidavit concerning the small estate of SHIRLEY MAE NIGH, deceased, hereinafter called the first party, and MARK NIGH and TERESA SEBREN, as tenants in common hereinafter called the second party; WITNESSETH:

For value received and the consideration hereinafter stated, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the second party and second party's heirs, successors and assigns all the estate, right and interest of the estate of the deceased, whether acquired by operation of law or otherwise, in that certain real property situated in Klamath County, Oregon, described as follows:

A Fee Title Interest in real property located at 43181 Green Forest Drive, Chiloquin, Klamath County, OR, and legally described as:

Parcel 1 A tract of land situated in the NE 1/4 of Section 21, Township 34 South, Range 8 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the East line of said Section 21, said point being North 00 degrees 00' 46" West a distance of 1085.82 feet from the East 1/4 corner of said Section 21; thence South 60 degrees 43' 16" West 487.36 feet, to the Easterly right of way line of Green Forest Drive; thence along the Easterly right of way line of Green Forest Drive, along the arc of a curve to the right (radius point bears North 43 degrees 44' 55" East 170 feet, central angle is 46 degrees 15' 05") 137.23 feet, North 1091.90 feet, along the arc of a curve to the left (radius is 230.00 feet, central angle is 32 degrees 07' 35") 128.09 feet, North 32 degrees 07' 35" West 83.40 feet the Southerly right of way line of the County Road; thence along the said Southerly right of way line to the East line of said Section 21; thence South 00 degrees 00' 46" East along the East line of said Section 21 to the point of beginning, with bearings based on tract 1029 - Sprague River Pines a duly recorded subdivision.

Parcel 2 A tract of land situated in the E 1/2 E 1/2 of Section 21, Township 34 South, Range 8 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on a curve on Green Forest Drive, said point being South 17 degrees 30' 10" West a distance of 1779.60 feet from the Northeast corner of said Section 21; Thence along the arc of a curve to the left (radius point bears North 82 degrees 31' 36" East 230 feet, central angle is 38 degrees 46' 41") 155.67 feet; thence along the arc of a curve to the right (radius point bears South 52 degrees 55' 01" West 500.00 feet, central angle is 78 degrees 52' 34") 688.32 feet; thence South 41 degrees 47' 35" West 497.95 feet to a point on the Westerly boundary of Tract 1029 - Sprague River Pines, a duly recorded subdivision; thence Southerly along said Tract 1029 to the South line of said Section 21; thence Westerly along said South line 874.5 feet to the Southwest corner of the E 1/2 E 1/2 of said Section 21; thence Northerly along the West line of the E 1/2 E 1/2 of said Section 21 to the Southwest corner of that tract of land described in Deed Volume M-69 at page 2047, as recorded in the Klamath County Deed Records; thence along the Southwesterly line of said deed volume M-69 at page 2047 and deed volume M-76 at page 16681 to a point that bears South 49 degrees 42' 03" West from the point of beginning; thence North 49 degrees 42' 03" East 497.8 feet, more or less, to the point of beginning, including the area within the meandering Sprague River, with bearings based on the said Tract 1029 - Sprague River Pines.

Less a tract of land situated in the NE 1/4 of Section 21, Township 34 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the intersection of the Southerly right of way line of the Williamson River Road and the Easterly right of way line of Green Forest Drive; thence Southerly along the Easterly right of way line of said Green Forest Drive a distance of 377 feet to the true point of beginning; thence East a distance of 225 feet; thence Southerly parallel to the East right of way line of Green Forest Drive a distance of 142 feet; thence West a distance of 252 feet to the East right of way line of Green Forest Drive; thence North along said east right of way line a distance of 142 feet, more or less, to the true point of beginning.

\$85,000

Returned at Counter

To Have and to Hold the same unto the second party and second party's heirs, successor and assigns forever.

The true consideration for this conveyance is other than money, Property Assessed at \$85,000.00

Dated this 10<sup>th</sup> day of December, 2019.

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.

Mark C Nigh  
Mark Nigh, Claiming Successor

STATE OF OREGON                     )  
  ) ss.  
County of Klamath                 )

Subscribed and sworn to (or affirmed) before me on December 10, 2019, by Mark Nigh, Claiming Successor, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

Dona Alleen Nelson  
Notary Public for Oregon  
My Commission Expires: 3-7-2022

SEAL

