

2019-014638
Klamath County, Oregon

AFFIANT'S DEED



12/17/2019 10:29:17 AM

Fee: \$87.00

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 17th 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.

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 17th 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 17, 2019, by Mark Nigh, Claiming Successor, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

SEAL

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

