

Scott MacArthur
Returned at Counter

2019-014771

Klamath County, Oregon



00251890201900147710020028

12/19/2019 02:03:40 PM

Fee: \$87.00

AFFIANT'S DEED

Bobbie Jo Birnel, Claiming Successor
6309 217th Street, East
Spanaway, WA 98387
Grantor

Bobbie Jo Birnel, Trustee
6309 217th Street, East
Spanaway, WA 98387
Grantee

After recording return and Send Tax Statements to:
Grantee

THIS INDENTURE made this 12th day of December, 2019, by and between BOBBIE JO BIRNEL, the affiant named in the duly filed affidavit concerning the small estate of MARY JO ELLIS, deceased, hereinafter called the first party, and BOBBIE JO BIRNEL, TRUSTEE, Trustee of the Mary Jo Ellis, Revocable Living Trust, dated July 11, 2014, 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 parcel of land located in the NW 1/4 Ne 1/4 of Section 7, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point from which the 1/4 Corner on the North boundary of said Section 7 bears North 08 degrees 56' 15" West 1312.86 feet as calculated using Record of Survey No. 5803 on file at Klamath County Surveyor's Office; thence from said point of beginning North 00 degrees 02' 21" East 204.22 feet; thence South 89 degrees 45' 39" East 131.83 feet; thence South 00 degrees 02' 21" West 204.36 feet; thence North 89 degrees 41' 53" West 131.83 feet to the point of beginning.

Map/Tax R-4008-00700-00401-000

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 \$7,500.00.

Dated this 12th 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.

In Witness Whereof, Grantor, Dorothy M. Klein, Claiming Successor, has executed this instrument this 12th day of December, 2019.

Bobbie Jo Birnel
Bobbie Jo Birnel

STATE OF WASHINGTON)
) ss.
County of King)

Subscribed and sworn to (or affirmed) before me on December 12, 2019, by Bobbie Jo Birnel, Claiming Successor, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

SEAL



Patti Ann Felchlin
Notary Public for Washington
My Commission Expires: 03-01-20