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2020-000536

Klamath County, Oregon

01/14/2020 02:03:01 PM

Fee: \$87.00

AFFIANT'S DEED

Diana Lee Chaney, Claiming Successor
830 N. 2nd Street
Klamath Falls, OR 97601
Grantor

Diana Lee Chaney and Adam Douglas
830 N. 2nd Street
Klamath Falls, OR 97601
Grantee

After recording return and Send Tax Statements to:
Grantee

THIS INDENTURE made this 13 day of January, 2020, by and between DIANA LEE CHANEY, the affiant named in the duly filed affidavit concerning the small estate of GORDON WAYNE DOUGLAS, deceased, hereinafter called the first party, and DIANA LEE CHANEY and ADAM DOUGLAS, 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 2118, 2126 AND 2128 Orchard Avenue, Klamath Falls, Klamath County, OR, and legally described as:

Lots 400 and 401 in Block 110, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Map/Tax No. R- 3809-033AC-05200-000; R- 3809-033AC-05200-000

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 \$117,000.00

Dated this 13 day of January, 2020.

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

67.

7, CHAPTER 8, OREGON LAWS 2010.

Diana Lee Chaney
Diana Lee Chaney, Claiming Successor

STATE OF OREGON)
) ss.
County of Klamath)

Subscribed and sworn to (or affirmed) before me on Nov. 13, 2020, by Diana Lee Chaney,
Claiming
Successor, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

SEAL

[Signature]
Notary Public for Oregon
My Commission Expires: Dec. 17 2021

