

2020-002772

Klamath County, Oregon



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03/05/2020 10:21:43 AM

Fee: \$87.00

AFFIANT'S DEED

Ernest W. Smith, Claiming Successor
22020 HWY 66
Keno, OR 97627
Grantor

Ernest W. Smith
22020 HWY 66
Keno, OR 97627
Grantee

After recording return and Send Tax Statements to:
Grantee

THIS INDENTURE made this 5th day of March, 2020, by and between ERNEST W. SMITH, the affiant named in the duly filed affidavit concerning the small estate of LOWANA LYNN SMITH, deceased, hereinafter called the first party, and ERNEST W. SMITH, 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 10929 McCormick Road, Keno, OR, and legally described as:

Exhibit "A" attached hereto and incorporated herein by this reference.

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 \$52,470.00

Dated this 5th day of March, 2020.

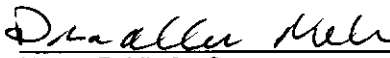
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 7, CHAPTER 8, OREGON LAWS 2010.


Ernest W. Smith, Claiming Successor

STATE OF OREGON)
County of Klamath) ss.

Subscribed and sworn to (or affirmed) before me on March 5, 2020, by Ernest W. Smith, Claiming Successor, proved to me on the basis of satisfactory evidence to be the person who appeared before me.




Notary Public for Oregon
My Commission Expires: 2-2-2022

DESCRIPTION

The following described real property situate in Klamath County, Oregon:

A portion of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 36 Township 39 South, Range 7 E.W.M., and Government Lot 1 of Section 31, Township 39 South, Range 8 E.W.M., being more particularly described as follows: Beginning at a point this is North along the section line between said Sections 36 and 31, a distance of 135 feet from the SE $\frac{1}{4}$ corner of said Section 36; thence West a distance of 40 feet to a point; thence North parallel to the section line a distance of 179.5 feet, more or less, to the SW $\frac{1}{4}$ corner of that property deeded to Frank Nile, et ux., in Deed Volume 252 page 493; thence East along the Southerly boundary of said Nile property a distance of 40 feet; thence continuing East a distance of 60 feet to the SE $\frac{1}{4}$ corner of that property conveyed to Frank Nile, et ux., in Deed Volume 315 page 428; thence South a distance of 179.5 feet to a point that is 60 feet East of the point of beginning, thence West 60 feet to the point of beginning.

SAVING AND EXCEPTING a parcel of land situated in Section 36, Township 39 South, Range 7 E.W.M., described as follows: Beginning at a point on the East line of said Section 36 from which an iron axle marking the Southeast corner of said Section 36 bears South 314.5 feet; thence West 40 feet; thence South 30 feet; thence East 40 feet to a point on said East line; thence continuing East, 60 feet; thence North 30 feet; thence West 60 feet to the point of beginning containing 0.07 acre, more or less.