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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



2020-004623

Klamath County, Oregon



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04/10/2020 11:26:26 AM

Fee: \$82.00

FOR
RECORDER'S USE

Returned at Counter

Allen B. Andrus

PO Box 151

Crescent, OR 97733

Grantor's Name and Address

Cynthia L. Baltzer

39931 Westcliff Street

Palmdale, CA 93551

Grantee's Name and Address

After recording, return to (Name and Address):

Cynthia L. Baltzer

39931 Westcliff Street

Palmdale, CA 93551

Until requested otherwise, send all tax statements to (Name and Address):

Cynthia L. Baltzer

39931 Westcliff Street

Palmdale, CA 93551

AFFIANT'S DEED

THIS INDENTURE dated April 10, 2020

, by and between

Cynthia L. Baltzer

the affiant named in the duly filed affidavit concerning the small estate of Allen B. Andrus

, deceased, hereinafter called grantor,

and Cynthia L. Baltzer

hereinafter called grantee; WITNESSETH:

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

Beginning at the intersection of the South line of Section 36, Township 24 South, Range 8 East of the Willamette meridian, with the West line of the Gilchrist Railroad; thence West along said South line a distance of 1000 feet to a point; thence North at right angles to said South line a distance of 200 feet to a point; thence East parallel to said South line, and distance 200 feet therefrom, a distance of 1170 feet, more or less, to a point on the Westerly line of said railroad; thence Southwesterly along said Westerly right of way line a distance of 240 feet, more or less, to the point of beginning. Tax Parcel Number: 149912
map/Tax Lot Number: 2408-36-1900 (map: 2408-03600-01900)
TWP 24 R8 E 8 BLK - SEC 36 LOT - POR SW4 Tax Code: 51
(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee, and grantee's heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00. [®]However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. [®](The sentence between the symbols [®], if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

Cynthia L. Baltzer

Affiant

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on April 10, 2020

by Cynthia Louise Baltzer

This instrument was acknowledged before me on

by

as

of



Notary Public for Oregon

My commission expires Dec 08, 2020