

2020-016354

Klamath County, Oregon



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12/15/2020 03:45:32 PM

Fee: \$87.00

Grantor's Name and address:  
Charles Bowlby, Claiming Successor  
13384 Old Hwy 99 S.  
Myrtle Creek, OR 97457

Grantee's Name and address:  
Charles Bowlby, Claiming Successor  
13384 Old Hwy 99 S.  
Myrtle Creek, OR 97457

After recording return to:  
Charles Bowlby, Claiming Successor  
13384 Old Hwy 99 S.  
Myrtle Creek, OR 97457

Until a change is requested all  
tax statements shall be sent to  
the following address:  
Charles Bowlby, Claiming Successor  
13384 Old Hwy 99 S.  
Myrtle Creek, OR 97457

### AFFIANT'S DEED

THIS INDENTURE made this 30 day of November 2020, by and between Charles Bowlby, CLAIMING SUCCESSOR, the affiant named in the duly filed affidavit concerning the small estate of Fred Allen Bowlby, deceased, Klamath County Circuit Court Case 19PB03304, hereinafter called the first party, and Charles Bowlby and the State of Oregon, 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 the second party'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 the County of Klamath, State of Oregon, described as follows, to-wit:

Klamath Falls Forest Estates, Hwy 66, Plat #2, Block 34, Lot 9, Klamath County, OR,  
Map Tax Lot: R-3811-004D0-00100-000;  
Map ID: 3811

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.305. 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS

Stephan Hedlund

Returned at Counter

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 195.305.

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$-0-.

\*However, the actual consideration consists of or includes other property or value given or promised which is the whole/part of the consideration.

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

In Witness Whereof, the grantor has executed this instrument this 30 day of November 2020; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

By: Anita L Bowlby  
Anita Bowlby, Power of Attorney for:  
Charles Bowlby, Claiming Successor

STATE OF OREGON           )  
  ) ss  
County of Douglas        )

On November 30<sup>th</sup>, 2020 before me, Paul W. Lovelady, Notary Public, personally appeared Anita Bowlby, Power of Attorney for Charles Bowlby, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

Before me:

[Signature]  
Notary Public for Oregon  
My Commission Expires: January 22, 2023

