

Scott MacArthur
Returned at Counter

2021-014411

Klamath County, Oregon



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09/22/2021 09:44:12 AM

Fee: \$87.00

AFFIANT'S DEED

Cynthia R. Harris, Claiming Successor
12764 Leo Lane
Wilton, CA 95693
Grantor

Cynthia R. Harris, et al
12764 Leo Lane
Wilton, CA 95693
Grantee

After recording return and Send Tax Statements to:
Grantee

THIS INDENTURE made this 9TH day of SEPTEMBER, 2020¹, by and between CYNTHIA R. HARRIS, the affiant named in the duly filed affidavit concerning the small estate of JEFFERY DUANE HARRIS, deceased, hereinafter called the first party, and CYNTHIA R. HARRIS, as to an undivided 1/4 interest, BRENDAN J. HARRIS, as to an undivided 1/8 interest and Brice D. Harris, as to an undivided 1/8 interest, 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:

Parcel 1, The South 1/2 of the South 1/2 of the Northeast 1/4 of Section 18, Township 32 South, Range 8 east of the Willamette Meridian, Klamath County, Oregon. EXCEPTING THEREFROM that portion of the South 1/2 of the South 1/2 of the South 1/2 of the Northeast 1/4 lying Easterly of the centerline of an existing public access road that runs in a Southwesterly direction through the subject property, centerline of said road being approximately 1,582 feet East of the North-South centerline of said Section 18, and measured along the South line of the subject property.

Map/Tax R-3208-01800-00500-000 Assessed Value of \$6,290.00

Parcel 2, The North 1/2 of the South 1/2 of the Southwest 1/4 of of the Northwest 1/4 of Section 17, Township 32 South, Range 8 east of the Willamette Meridian, Klamath County, Oregon

Map/Tax R-3208-01700-00600-000 Assessed Value of \$9,030.00

Parcel 3, The South 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 17, Township 32 South, Range 8 east of the Willamette Meridian, Klamath County, Oregon

Map/Tax R-3208-01700-00400-000 Assessed Value of \$144,970.00

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 \$160,290.00

Dated this 9TH day of SEPTEMBER, 2020. ^{1 DKB-S}

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 R Harris
Cynthia R. Harris, Claiming Successor

| A notary public or other officer completing this certification verifies only the identity
| of the individual who signed the document to which this certification is attached, and
| not the truthfulness, accuracy or validity of that document
|

STATE OF CALIFORNIA)
) ss.
County of Sacramento)

On SEPTEMBER 9, 2020 ^{1 DKB-S} before me, DIANE K BYRNES-SILVA
Notary Public, personally appeared, Cynthia R. Harris, Claiming Successor, who 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 she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and seal.

Signature Diane K Byrnes - Silva

(Seal

