

BA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPROD

2025-000419

Klamath County, Oregon



00337837202500004190020025

01/22/2025 08:24:58 AM

Fee: \$87.00

Dorcile Shivley
353 Chilouquin Blvd.
Chilouquin Or 97624

Grantor's Name and Address

Maria Mechall Earl
P.O. Box 847
Chiloquin Or. 97624

Grantee's Name and Address

After recording, return to (Name and Address):

Maria Mechall Earl
P.O. Box 847
Chiloquin Or 97624

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

Maria Mechall Earl
P.O. Box 847
Chiloquin Or 97624

SPACE RESERVED
FOR
RECORDER'S USE

AFFIANT'S DEED

THIS INDENTURE dated 21 day of January 2025, by and between
Maria Mechall Earl P.O. Box 847 Chilouquin Or 97624
the affiant named in the duly filed affidavit concerning the small estate of
Dorcile Shivley AKA Docile Shivley, deceased, hereinafter called grantor,
and MARIA Mechall Earl
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):

A parcel of land situated in the; SW-1/4 S.W.1/4 of Section 34, T.34S.R. W.M.; more particularly describes as follows; beginning at a point which is south a distance of 660 Feet from the North, East Corner of S.W.1/4 S.W.1/4 of Said Section 34; Thence West A distance of 279.2 Feet; Thence N 40° 48' W A distance of 199.1 Feet more or less to the South Easterly boundary of the Chilouquin, Williamson River Market Road; thence N 47° 12' E along the South Easterly boundary of Said Market Road a distance of 222.74 Feet. Thence S 42° 48' E A distance of 54.00 Feet. Thence South a distance of 195.03 Feet; Thence East a distance of 208.56 Feet; more or less; To The East Line of the S.W.1/4 S.W.1/4 of Said Section 34 Thence South a distance of 67.98 Feet; more or less; To the point of beginning.

(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 / Probate. 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.

Mary Jacquetta Anderson
Affiant

Maria Earl TO

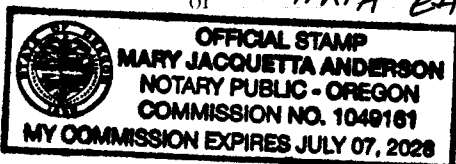
STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on 1-21-25
by Jan 21st 2025

This instrument was acknowledged before me on 1-21-25

by Mary Anderson

as MARIA EARL TO



Notary Public for Oregon

My commission expires July 7, 2028

I Maria Earl acknowledge
that a parcel of Land stated in the
SW $\frac{1}{4}$ SW $\frac{1}{4}$) Beginning at a point
which is South a distance of 660 feet from
the North East Corner of the South west
 $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 34, thence west
a distance of 208.56 feet, thence north
a distance of 67.98 feet; 67.98 feet to
the point of beginning was sold and
shall not be included on the legal
discription of property.

Section 34 township 34S, Range 7 E.W.M,