

**RECORDING COVER SHEET**

ORS 205.234

This cover sheet has been prepared by:

**2025-001189****Klamath County, Oregon****02/20/2025 02:58:01 PM****Fee: \$92.00**

Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference: 657861AM

Please print or type information.

**1. AFTER RECORDING RETURN TO –**

Required by ORS 205.180(4) &amp; 205.238:

Name: Deborah Janell O’GairtyAddress: PO Box 262City, ST Zip: Bly, OR 97622

This document is being re-recorded at the request of AmeriTitle to correct the legal description on document previously recorded as 2012-004943.

**2. TITLE(S) OF THE TRANSACTION(S) –** Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

**Document Title(s):** Affiant’s Deed**3. DIRECT PARTY / GRANTOR Names and Addresses –** Required by ORS 205.234(1)(b)

for Conveyances list Seller; for Mortgages/Liens list Borrower/Debtor

**Grantor Name:** Estate of Shawn O’Gairty, PO Box 262, Bly, OR 97622**Grantor Name:** \_\_\_\_\_**4. INDIRECT PARTY / GRANTEE Names and Addresses –** Required by ORS 205.234(1)(b)

for Conveyances list Buyer; for Mortgages/Liens list Beneficiary/Lender/Creditor

**Grantee Name:** Deborah Janell O’Gairty, PO Box 262, Bly, OR 97622**Grantee Name:** \_\_\_\_\_**5.** For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:

**UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:**

Name: NO CHANGE

Address: \_\_\_\_\_

City, ST Zip: \_\_\_\_\_

**6. TRUE AND ACTUAL CONSIDERATION –**

Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:

**\$** 60,000.00**7. TAX ACCOUNT NUMBER OF THE PROPERTY if the instrument creates a lien or other interest that could be subject to tax foreclosure. –** Required by ORS 312.125(4)(b)(B)Tax Acct. No.: N/A

2012-004943

Klamath County, Oregon



00117938201200049430010012

05/11/2012 12:11:57 PM

Fee: \$37.00

Return to Counter

Deborah Janell O'Gairty, Claiming Successor  
GrantorDeborah Janeel O'Gairty  
P.O. Box 262  
Bly, OR 976223  
GranteeAfter recording return to:  
Grantee  
Send Tax Statements to:  
Grantee

## AFFIANT'S DEED

THIS INDENTURE made this 11 day of May, 2012, by and between DEBORAH JANELL O'GAIRTY, the affiant named in the duly filed affidavit concerning the small estate of SHAWN O'GAIRTY, deceased, hereinafter called the first party, and DEBORAH JANELL O'GAIRTY, 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:

That portion of the Northeast one-quarter (1/4) of the Northwest one-quarter (1/4) of Section 21, Township 39 South, Range 13 East of the Willamette Meridian lying Easterly of a line parallel to and 440 feet distant Westerly from the East line of said Northeast one-quarter (1/4), said 440 measured at right angles to said East line.

Together with

1985 Redman, serial Number 11811692AB, located on the real property above described.  
R-3613-00000-05900-000 M-252956

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 \$60,000.00.

Dated this 11 day of May, 2012.

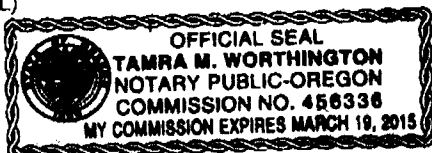
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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

*Deborah Janell O'Gairty*  
Deborah Janell O'Gairty, Claiming Successor

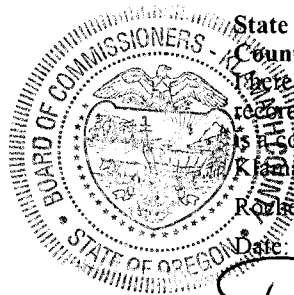
STATE OF OREGON, County of Klamath )ss.

Personally appeared the above named Deborah Janell O'Gairty and acknowledged the foregoing instrument to be her voluntary act and deed.

(SEAL)



Before me, *Tamra M. Worthington*  
Notary Public for OREGON  
My Commission Expires: March 19, 2015



State of Oregon  
County of Klamath

I hereby certify that instrument #2012-004943, recorded on 5/11/2012, consisting of 1 page(s), is a correct copy as it appears on record at the Klamath County Clerk's office.

Rachelle Long, Klamath County Clerk

Date: January 23rd, 2025

*Daniel Beard*  
Daniel Beard

Recorded @ Counter

2012-004943  
Klamath County, Oregon



05/11/2012 12:11:57 PM Fee: \$37.00

Deborah Janell O'Gairty, Claiming Successor  
Grantor

Deborah Janeel O'Gairty  
P.O. Box 262  
Bly, OR 976223  
Grantee

After recording return to:  
Grantee  
Send Tax Statements to:  
Grantee

AFFIANT'S DEED

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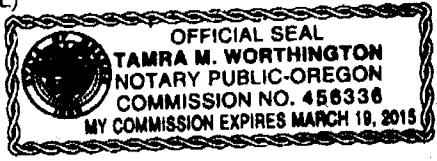
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Deborah Janell O'Gairty, Claiming Successor

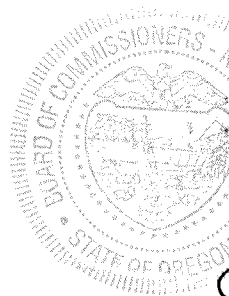
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(SEAL)



Before me, Tamra M. Worthington  
Notary Public for OREGON  
My Commission Expires: March 19, 2015



State of Oregon  
County of Klamath  
I hereby certify that instrument #2012-004943, recorded on 5/11/2012, consisting of 1 page(s), is a correct copy as it appears on record at the Klamath County Clerk's office.

Rochelle Long, Klamath County Clerk

Date: January 23rd, 2025

Daniel Beard