

83437

## DEED OF CLAIMING SUCCESSOR

GARY J. CETTI and PATRICIA DILLINGHAM, as claiming successors of the Small Estate of Elizabeth B. Cetti, aka Elizabeth Brent Cetti, deceased, in the Circuit Court of the State of Oregon for Klamath County, Case No. 9401201 CV, grantors, convey and assign unto GARY J. CETTI and PATRICIA DILLINGHAM, each as to an undivided one half interest as tenants in common, grantees, the following described real property, situated in Klamath County, State of Oregon, legally described as follows, to-wit:

**PARCEL ONE:** Lot 89, Block 31, FOURTH ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file with the Clerk of Klamath County,

**PARCEL TWO:** An undivided one half interest as a tenant in common with Gary J. Cetti and Constance Cetti, Husband and Wife, in those certain parcels of real property described as:

Lots 5 and 6, Block 52, FOURTH ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the Clerk of Klamath County;

This deed is made in furtherance of the distribution of the above-referenced Small Estate, and the provisions of ORS 114.545(3).

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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 AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

THE TRUE AND ACTUAL CONSIDERATION for this conveyance is \$-0-. However, the actual consideration consists of or includes other property or value given or promised, which is the whole consideration, being in furtherance of the distribution of the above-referenced Small Estate.

DATED this 4<sup>th</sup> day of October, 1994.

ESTATE OF ELIZABETH B. CETTI

By: Gary J. Cetti  
GARY J. CETTI, Claiming Successor

ESTATE OF ELIZABETH B. CETTI

By: Patricia Dillingham  
PATRICIA DILLINGHAM, Claiming Successor

STATE OF CALIFORNIA, County of Santa Barbara ss:

On Oct. 4, 1994, before me, the undersigned, a Notary Public in and for said State, Personally appeared Gary J. Cetti, personally known to me/or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed on the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal

Marta Laura Inda  
NOTARY PUBLIC FOR SAID STATE



STATE OF TEXAS, County of Cotton/Panola ss:

SUBSCRIBED AND SWORN TO BEFORE ME this 27th day of August, 1994, by  
Patricia Dillingham

Debra Granger-Rangel  
NOTARY PUBLIC FOR TEXAS

## GRANTORS NAME AND ADDRESS

Estate of Elizabeth Brent Cetti  
c/o 601 Main Street, No. 215  
Klamath Falls, OR 97601

## GRANTEES NAME AND ADDRESS:

Taxes: Gary J. Cetti/Patricia Dillingham  
c/o 2095 Refugio Canyon Road  
Colleta, CA 93117

Return: Neal G. Buchanan  
601 Main St. #215  
Klamath Falls, Or. 97601

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Neal G. Buchanan  
on this 11th day of Oct A.D. 19 94  
at 10:30 o'clock A M. and duly recorded  
in Vol. M94 of Deeds Page 31688  
Evelyn Biehn County Clerk  
By Debra Granger-Rangel

Deputy.

Fee. \$30.00