

32551

AFTER RECORDING, RETURN TO:

William M. Ganong
635 Main Street
Klamath Falls OR 97601

MAIL TAX STATEMENTS TO:

Timothy L. Bankus
Post Office Box 461
Oregon House CA 95962

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DEED OF CLAIMING SUCCESSOR

Timothy L. Bankus, the duly qualified, and acting claiming successor of the estate of Frank V. Puller, aka Frank Vernon Puller, deceased, pursuant to the Affidavit of Claiming Successor of Small Testate Estate of said decedent filed in Klamath County Circuit Court Case No. 9605093 CV, conveys to Timothy Lee Bankus, the estate's interest in all that real property situated in Klamath County, Oregon, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED
HEREIN BY THIS REFERENCE.

SUBJECT TO a life estate for the term of the
natural life of Jaroy Hastings Sharer, who is
also known as Jay Sharer and who was born on
September 16, 1912.

Klamath County Tax Assessor's Account No.
3407-03100-01700

THIS INSTRUMENT WILL 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 AGAINST FARMING OR
FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is
inheritance.

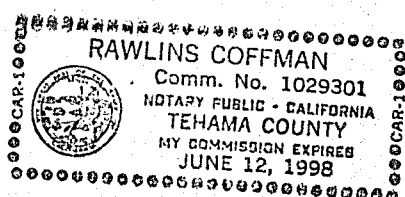
DATED THIS 28th day of January, 1997.

Timothy L. Bankus

Timothy L. Bankus
Claiming Successor of the
Estate of Frank V. Puller, aka
Frank Vernon Puller, Deceased

STATE OF CALIFORNIA, County of TEHAMA) ss.

On the 28th day of January, 1997, personally
appeared the above named Timothy L. Bankus and acknowledged the
above instrument to be his voluntary act and deed as claiming
successor of the estate of Frank V. Puller, aka Frank Vernon
Puller, deceased.



Rawlins Coffman
Notary Public for California
My commission expires: 6-12-98

Real property located in Klamath County, Oregon:

A piece or parcel of land situate in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 31, Township 34 South, Range 7 E.W.M., lying East of Wood River and being more particularly described as follows: Beginning at a 5/8 inch iron pin on the East-West centerline of Section 31, Township 34 South, Range 7 E.W.M., in the West right of way fence line of State Highway No. 422, as the same is presently located and constructed, from which the scribed stone marking the East quarter corner to said Section 31 bears South 89°34'15" East 3,413.95 feet distant; thence North 0°28'15" West along said Westerly highway right of way fence 90.01 feet to the true point of beginning; thence North 89°34'15" West 303.27 feet to a point; thence North 2°39'15" West 120.17 feet to a point; thence South 89°34'15" East 32.05 feet to a 5/8 inch iron pin reference monument; thence South 89°34'15" East 275.80 feet to a 5/8 inch iron pin in said Westerly highway right of way fence; thence South 0°28'15" East along said Westerly highway right of way fence 120.01 feet, more or less, to the true point of beginning.

Subject to a life estate for the term of the natural life of Jaroy Hastings Sharer, who is also known as Jay Sharer and was born on September 16, 1912.

Klamath County Tax Lot No. 3407-03100-01700

EXHIBIT A

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Timothy L. Bankus the 7th day
of February A.D., 19 97 at 1:24 o'clock P.M., and duly recorded in Vol. M97,
of Deeds on Page 3880.

FEE \$35.00

by Bernetha G. Letsch, County Clerk
Kathleen Ross