

AFTER RECORDING RETURN TO:
Michael Ratliff
905 Main Street, Ste 200
Klamath Falls OR 97601

M06-04357

Klamath County, Oregon
03/10/2006 09:05:59 AM
Pages 2 Fee: \$26.00

GRANTOR'S NAME AND ADDRESS:
Craig A. Mann
3297 Monte Verde Lane
San Jose, CA 95135

GRANTEES' NAME AND ADDRESS:
Gertha L. Mann, Trustee of
The Casper P. Mann and Gertha L. Mann
Joint Living Trust
3693 Dorisa Avenue
Oakland, CA ~~95135~~ 94605

SEND TAX STATEMENTS TO:
Gertha L. Mann, Trustee of
The Casper P. Mann and Gertha L. Mann
Joint Living Trust
3693 Dorisa Avenue
Oakland, CA ~~95135~~ 94605

CLAIMING SUCCESSOR'S DEED

THIS INDENTURE Made this 7 day of March, 2006, by and between **CRAIG A MANN**, the claiming successor of the small estate of **CASPER PAYTON MANN, aka CASPER P. MANN, JR., aka CASPER P. MANN**, deceased, hereinafer called the first party, and **GERTHA L. MANN, Trustee of The Casper P. Mann and Gertha L. Mann Joint Living Trust**, hereinafter called the second party; **WITNESSETH:**

For value received and the consideration hereinafter stated, the receipt whereof hereby is acknowledged, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the second party and the second party's heirs, successors-in-interest and assigns all the estate, right and interest of the deceased at the time of decedent's death, and all the right, title and interest that the estate of the deceased by operation of law or otherwise may have thereafter acquired in that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:


Lot 11, Block 1, Tract 1110, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:
Reservations as contained in Deed of Tribal Property, recorded April 22, 1959 in Volume 311, page 663, Klamath County Deed Records. Conditions and restrictions as shown on the recorded plat. A non-exclusive public easement for ingress and egress as shown on the recorded plat. Setback provisions as delineated in the dedication of the recorded plat, 75 feet along side lot line. A drain as delineated on the recorded plat.

TO HAVE AND TO HOLD the same unto the second party, and second party's heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$-0-. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration. This deed is given pursuant to the Order Closing Small Estate Proceeding entered on March 7, 2006, in the Matter of the Small Estate of Casper Payton Mann, aka Casper P. Mann, Jr., aka Casper P. Mann, prosecuted in the Circuit Court of the State of Oregon, Klamath County, as Case No. 0504908CV, and pursuant to the requirements of ORS 114.545(3).

IN WITNESS WHEREOF, the first party has executed this instrument; if the first party is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.



Craig A. Mann
Claiming Successor

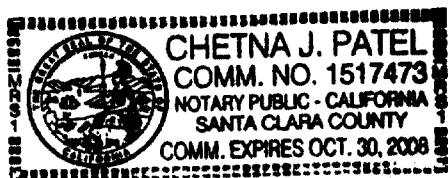
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37(2004)). THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND 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 APPROVED USES AND 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

STATE OF CALIFORNIA)
County of Santa Clara) ss.


On the 1st MARCH 2006 before me, CHETNA J PATEL - Notary Public.
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared CRAIG A Mann.
NAME(S) OF SIGNER(S)

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.



SIGNATURE OF NOTARY