2013-002013
Klamath County, Oregon

00131797201300020130010016

02/22/2013 03:13:39 PM Fee: $37.00

Grantor's Name and Address
James D. Matteson, Claiming Successor
611 Grant Street
Klamath Falls, OR 97601

Grantee's Name and Address
James D. Matteson
611 Grant Street
Klamath Falls, OR 97601
Jeffry D. Matteson
633 Grant Street
Klamath Falls, OR 979601

After Recording Return to:
James D. Matteson
611 Grant Street
Klamath Falls, OR 97601

Until requested otherwise, send all tax statements to:
James D. Matteson
611 Grant Street
Klamath Falls, OR 97601

SMALL ESTATE PROCEEDING - AFFIANT'S DEED

James D. Matteson, Claiming Successor of the Small Estate of Bernice H. Matteson, deceased, Klamath County Circuit Court Case Number 13 0586 CV, hereby grants, bargains, sells and conveys to James D. Matteson and Jeffry D. Matteson, with rights of survivorship, all right, title and interest of the above described estate of the deceased, in that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 9 in Block Thirty-one (31) of First Addition to the City of Klamath Falls, Oregon, according to the official plant thereof an file in the office of the County Clerk of Klamath County, Oregon.

To Have and to Hold the same unto the grantees', and grantees' heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is $ -0- .

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

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.

James D. Matteson, Affiant

STATE OF Oregon)
) ss.
COUNTY OF Klamath)

THIS INSTRUMENT WAS ACKNOWLEDGED before me this 21 day of February, 2013, by James D. Matteson

NOTARY PUBLIC FOR Oregon
My Commission Expires: 4.26.13

OFFICIAL SEAL
J. BELINDA KERZEL
NOTARY PUBLIC-OREGON
COMMISSION NO. 438726
MY COMMISSION EXPIRES APR. 26, 2013

Unofficial Copy