

2013-005571

Klamath County, Oregon



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Fee: \$42.00

Returned to Counter

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Patricia Ann Doveri 505 Lincoln Street Klamath Falls, OR 97601
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**GRANTOR:**

David D. Doveri,  
Claiming Successor of the Small Estate of  
Joan Kay Brady  
1941 Esplanade  
Klamath Falls, OR 97601

**GRANTEE:**

Patricia Ann Doveri,  
505 Lincoln Street  
Klamath Falls, OR 97601

**DEED OF CLAIMING SUCCESSOR**

David D. Doveri, Claiming Successor of the Small Estate of  
Joan Kay Brady, deceased, Grantor, conveys to Patricia Ann Doveri  
and Angelo Doveri, tenants by the entirety, Grantee, the following  
described real property located in Klamath County, Oregon:

That portion of Lot 17 in Block 38 in Hot Springs Addition  
to the City of Klamath Falls, Oregon described as follows,  
to wit: Beginning at the Westerly corner of said Lot 17,  
being the alley corner common to Lots 16 and 17 in Block  
38; thence Northwesterly at right angles to the Northerly  
line of said Lot 17 a distance of 10 feet to the center line  
of the vacated alley between Lots 4 and 17; thence  
Northeasterly along the center line of said vacated alley  
50 feet; thence Southeasterly and parallel with the  
Westerly line of said Lot 17 a distance of 46.33 feet to  
the Northwesterly line of Esplanade; thence Southwesterly  
along the Southeasterly line of said Lot 17 to the most  
Southerly corner of said Lot 17; thence Northwesterly along  
the Westerly line of said Lot 17 a distance of 72.65 feet  
to the point of beginning.

And the South 10 feet of Lot 4, together with the NW¼ of  
the adjacent vacated alley of Lot 4, Block 38, Hot Springs  
Addition to the City of Klamath Falls.

And that portion of land situated in the NW¼ of the SW¼ of  
Section 28, Township 38 South, Range 9 East, of the  
Willamette Meridian, Klamath County, Oregon described as  
follows: the northerly 15 feet of the southerly 25 feet of  
Lot 4, Block 38, Hot Springs Addition to the City of  
Klamath Falls.

The true and actual consideration for this conveyance is an inheritance.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTIN STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. 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, AND 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 PR9POERTY 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 OWNERWS, 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. THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY BE SUBJECT TO SPECIAL ASSESSMENT UNDER ORS 358.505.

DATED this 13<sup>th</sup> day of May 2013.

David D. Doveri

David D. Doveri, Claiming  
Successor of the Small Estate of  
Joan Kay Brady

STATE OF OREGON           )  
  ) ss.  
County of Klamath        )

Personally appeared before me this 13 day of May 2013 the above-named David D. Doveri, as Claiming Successor of the Small Estate of Joan Kay Brady, and acknowledged the foregoing instrument to be his voluntary act and deed. Before me:

Kam A. Baker

Notary Public for Oregon  
My Commission expires:

9-20-2013