

2013-013633

Klamath County, Oregon



00146145201300136330020022

12/12/2013 08:31:00 AM

Fee: \$42.00

After recording, mail to:
Melvin D. Ferguson
Attorney at Law
514 Walnut Avenue
Klamath Falls, Oregon 97601

Send tax statements to:
Barbara Dussel
2815 Reclamation Avenue
Klamath Falls, Oregon 97603

DEED OF SMALL ESTATE AFFIANT

Susan Prowell, Affiant of the Small Estate of Shirley Mae DiBattista, deceased, Grantor,
conveys to Susan Powell, Trustee of the Barbara Dussel Testamentary Trust, Grantee, the
following described real property located in Klamath County, Oregon:

Lot 73, MERRYMAN'S REPLAT OF VACATED PORTION OF OLD ORCHARD
MANOR, in the County of Klamath, State of Oregon.

Commonly known as 2815 Reclamation Avenue, Klamath Falls, Oregon.

Map Tax Lot # R-3809-034CB-02600-00 Property ID # R443693

There is no consideration for this conveyance. The conveyance is distributing assets of
the Estate of Shirley Mae DiBattista, Klamath County Circuit Court Case No. 1301524CV.

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

DEED OF SMALL ESTATE AFFIANT

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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.

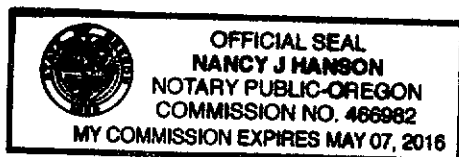
DATED: December 5, 2013.

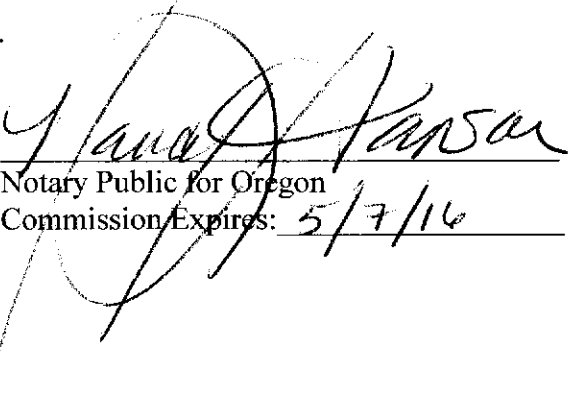

Susan Prowell, Small Estate Affiant

STATE OF OREGON)
) ss.
County of Klamath)

The above instrument was acknowledged by the above-named Susan Prowell to be her voluntary act as Small Estate Affiant.

DATED: December 5, 2013.




Notary Public for Oregon
Commission Expires: 5/7/16