2014-001621 Klamath County, Oregon

00148959201400016210020021

02/25/2014 10:50:32 AM

Fee: \$47.00

Grantor: Karen Lassell, Claiming successor of William Allan Lassell 2356 Minaret Drive Martinez, CA 94553

Grantee: Karen Lassell, 2356 Minaret Drive Martinez, CA 94553

After recording, return to: Robert A. Weppner 4110 S.E. Hawthorne Blvd., #17 Portland, Oregon 97214-5246

Until a change is requested, all tax statements shall be sent to the following address:
Karen Lassell,
2356 Minaret Drive
Martinez, CA 94553

AFFIANT'S DEED

Karen Lassell, Claiming Successor of and Small Estate Affiant for William Allan Lassell, deceased on January 23, 2009, in Klamath County Small Estate No. 1303801CV pursuant to ORS 114.505, Grantor, conveys to Karen Lassell, a single woman, Grantee, all rights, title and interest in and to the real property briefly known as TWP 28, Rnge 8, Block Sec 16, Tract Por SW4, County of Klamath, State of Oregon and more fully described as follows:

The W1/2 SE1/4 NW1/4 SW1/4, and that portion of the E1/2 SW1/4 NW1/4 SW1/4 located East of Old Oregon Trunk Railway Right-of-way, in Section 16, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

The true consideration for this conveyance is pursuant to the Affidavit of Claiming Successor filed in Klamath County on October 7, 2013 as Small Estate No. 1303801CV.

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.

Dated this 13 day of February

aren Lassell, Claiming Successor and Small Estate Affiant

STATE OF California SS. County of Contra Costa

The foregoing instrument was acknowledged before me this 13th day of Mbruaky , 2014, by Karen Lassell, as Claiming Successor of and Small Estate Affiant for William Allan Lassell.

EVANGELINE MALDONADO Commission # 1940742 Notary Public - California **Contra Costa County**

Wangeline haldonalo Notary Public for California My Commission Expires: 6-12-20/5