

2014-002218

Klamath County, Oregon



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03/14/2014 02:05:43 PM

Fee: \$52.00

**DEED OF PERSON NAMED AS CLAIMING SUCCESSOR IN AFFIDAVIT OF
CLAIMING SUCCESSOR OF SMALL ESTATE OF TESTATE ESTATE**

Terri J Zunino, Grantor and David Lee Day, Grantee

After Recording, return to:

**Terri J Zunino
912 Juanita Way
Central Point, Or 97502**

Until a change is requested, all tax statements shall be sent to the following address:

**David Lee Day
3112 Madison St
Klamath Falls, Or 97602**

Terri J Zunino, a person named as claiming successor of Small Estate of testate estate of Joseph E Day, deceased, grantor, conveys to David Lee Day, grantee, the following described real property located in Klamath County, Oregon:

See Exhibit "A" attached hereto and incorporated herein by this reference

The true and actual consideration for this conveyance is \$7,000.00. However, the actual consideration consists of or includes other property or other value given or promised, which is the whole consideration.

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,

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 5-11, 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:

3/14/14

Terri Zunino
Grantee

Grantee**Person named as Claiming Successor**

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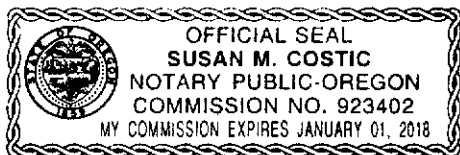
SS:

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The above instrument was acknowledged by the above-named **TERRI J ZUNINO** Grantee to be her voluntary act.

DATE:

3-14-14



Susan Cretlow

Notary Public for Oregon

My commission expires: 01/01/2018

EXHIBIT A

A tract of land being a portion of Lots 23 and 24 of INDEPENDENCE TRACTS, a duly recorded subdivision of Klamath County, Oregon, more particularly described as follows:

Beginning at ½ iron pin on the line common to said Lots 23 and 24, from which the Northwest corner of said Lot 24 bears North 74° 28' 21" West 159.20 feet; thence, North 74° 28' 21" West along said line 23.27 feet to ½ inch iron pin, thence North 14° 23' 27" East generally along an existing fence, 61.62 feet to a ½ inch iron pin on the Northerly line of said Lot 23; thence South 76° 26' 46" East 96.40 feet to a ½ inch iron pin marking the Northeast corner of said Lot 23; thence South 00° 13' 00" East 134.92 feet to a ½ inch iron pin marking the Southeast corner of said Lot 24; thence North 72° 32' 11" West along the Southerly line of said Lot 24, 109.52 feet to a ½ inch pin, thence North 16° 27' 57" East 61.24 feet to the point of beginning, with bearings based on the Southerly line of said INDEPENDENCE TRACTS.

SUBJECT TO:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. Assessments, if any, due to the City of Klamath Falls for water use.
4. Irrigation lateral along rear lot line as shown on dedicated plat.