

2014-013067

Klamath County, Oregon

First Party's Name and Address:

Estate of John Anthony Krvavica
c/o C. Thomas Davis, Affiant



00162923201400130670050057

12/19/2014 08:59:47 AM

Fee: \$62.00

Second Party's Name and Address:

Helen M. Zemaitis, Trustee, John A. Krvavica
and Ruth E. Krvavica Revocable Living Trust,
dated March 13, 1974, as amended.

After recording, return to:

C. Thomas Davis, Attorney
12220 SW First Street
Beaverton, OR 97005

**Until requested otherwise,
Send all tax statements to:**

Helen M. Zemaitis, Trustee
5632 E. Aster Drive
Scottsdale, AZ 85254

AFFIANT'S DEED

THIS INDENTURE dated October 28, 2014, by and between C. Thomas Davis, the qualified and acting affiant of the Estate of John Anthony Krvavica, deceased, hereinafter called the first party, and Helen M. Zemaitis, Trustee, John A. Krvavica and Ruth E. Krvavica Revocable Living Trust, dated March 13, 1974, as amended, hereinafter called the second party, WITNESSETH:

For value received and the consideration hereinafter stated, the first party has granted and conveyed pursuant to ORS Chapter 114.545, and by these presents does grant and convey unto the second party and second party's heirs, successors and assigns all the estate, right and interest of the estate of the deceased, whether acquired by operation of the law or otherwise, in that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

The South half of the Southeast quarter of the Southeast quarter of the Northwest quarter of Section 16, Township 28 South, Range 8 East of the Willamette Meridian, containing 5 acres, more or less.

Subject to rights of ingress and egress by the public along the east, north, west and south lines, but this is not intended to establish a public road of any kind.

TO HAVE AND TO HOLD the same unto the second party, and second party's heirs, successors-in-interest and assigns forever. The attachments to this deed are for demonstrative, identification purposes.

The true and actual consideration paid for this transfer is \$-0- (none). It is in accordance with Deschutes County Circuit Court Case No. 14P50057 Affidavit of Claiming Successor of Small Estate of Testate Estate.

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 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 APPROVED USES, 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 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 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7 CHAPTER 8 OREGON LAWS 2010.

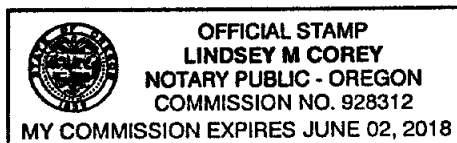
IN WITNESS WHEREOF, the first party has executed this instrument the day and year first written above.

C. Thomas Davis

C. Thomas Davis

STATE OF OREGON)
) ss.
County of Washington)

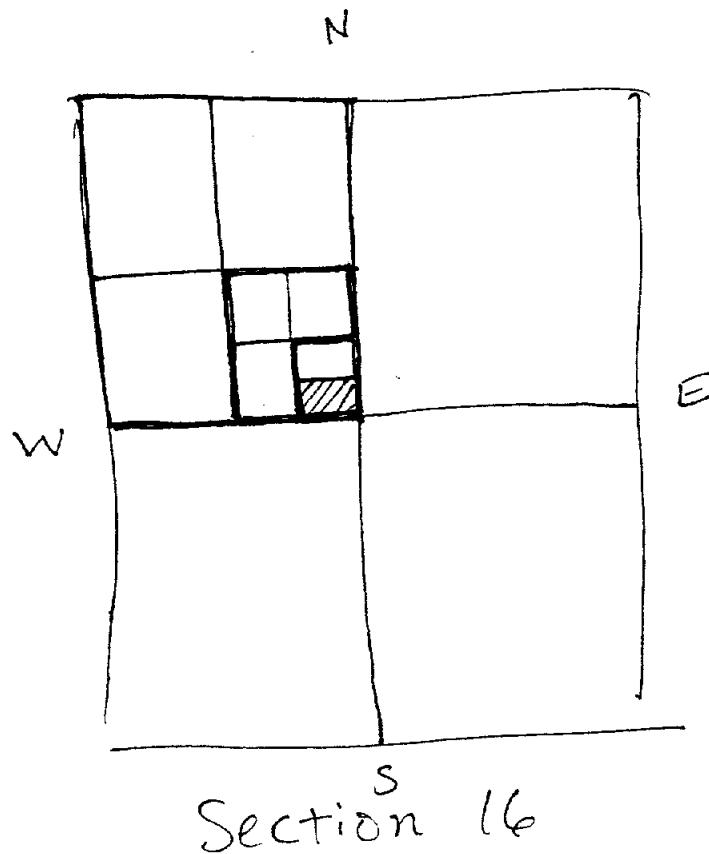
This instrument was acknowledged before me on December 16, 2014, by C. Thomas Davis as the affiant of the Estate of John Anthony Krvavica.



Lindsey M. Corey
Notary Public for Oregon

Hard to read as it is a poor copy but says

S1/2SE1/4SE1/4NW1/4 of Section 16, Township 28 South, Range 8, E.W.M., Klamath County, Oregon .



FORM NO. 100-WARRANTY DEED
EA

72486

139980463

KNOW ALL MEN BY THESE PRESENTS, That Maureen Barber and
Leulah Barber, husband and wife,

in consideration of ten Dollars,
and other good and valuable considerations,
to them paid by John A. Kravica

do hereby grant, bargain, sell and convey unto the said grantee, his heirs and assigns, all
the following real property, with the tenements, hereditaments and appurtenances, situated in the County
of Klamath and State of Oregon, bounded and described as follows, to-wit:

SECTIONS of Sec. 16, T. 2 S., R. 8 E., N. 1., containing
5 acres, more or less. Subject to rights of ingress and egress
by the public along the east, north, west and south lines, but
this is not intended to establish a public road of any kind.

To Have and to Hold the above described and granted premises unto the said grantee, his
heirs and assigns forever.

And the grantors do covenant that they are lawfully seized in fee simple of the above
granted premises free from all encumbrances,

and that they will and their heirs, executors and administrators, shall warrant and forever
defend the above granted premises, and every part and parcel thereof, against the lawful claims and
demands of all persons whomsoever.

Witness our hand and seal this 22nd day of June, 1962.

Maureen Barber (SEAL)
Leulah Barber (SEAL)
(SEAL)
(SEAL)

STATE OF OREGON.

County of Jefferson
before me, the undersigned, a Notary Public in and for said County and State, personally appeared the
within named Maureen Barber and Leulah Barber who are

husband and wife
known to me to be the identical individual described in and who executed the within
instrument, and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official
seal the day and year last above written.

Ronald H. Felica
Notary Public for Oregon.
My commission expires 27, 1965

WARRANTY DEED

Maureen Barber
and
Leulah Barber

TO

John A. Kravica

Docket No.

AFTER RECORDING RETURN TO

Dr. John A. Kravica
505 South Union,
Campbell, California

(DON'T USE THIS
SPACE, RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED)

Fee \$1.50

10

STATE OF OREGON.

County of Jefferson
I certify that the within instru-
ment was received for record on the
day of June, 1962
at 11 o'clock A. M., and recorded
in book 11 on page 463
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

Chas. F. Lewis
County Clerk-Recorder.
By Jane M. Lewis Deputy.

7/1/07-6/30/08 REAL PROPERTY TAX STATEMENT

KLAMATH COUNTY*P.O. BOX 340*KLAMATH FALLS, OR 97601

ACCOUNT NO.: R87364

PROPERTY DESCRIPTION

TWP 28 RNGE 8, BLOCK SEC 16, TRACT
S2SE4SE4NW4, ACRES 5.00
ACRES: 5.00
MAP: R-2808-01600-03000-000
CODE: 008

LAST YEAR'S TAX

See back for explanation of taxes marked with (*) 82.56

pd \$80.77
#197 - Trust A
11/7/07

KRVAVICA JOHN A
815 SOUTH UNION AVE
CAMPBELL, CA 95008
STATEMENT SE 013598

VALUES:	LAST YEAR	THIS YEAR
MARKET VALUES:		
LAND	24,640	66,520
IMPROVEMENT	0	0
TOTAL VALUE	24,640	66,520
TAXABLE VALUES:		
ASSESSED VA	8,350	8,600
EXEMPTION	0	0
NET TAXABLE:	8,350	8,600

MAKE CHECK PAYABLE TO
KLAMATH COUNTY TAX COLLECTOR
PAY @ TAX OFFICE (305 MAIN STREET)
OR MAIL PAYMENT TO PORTLAND
CREDIT CARD PAYMENTS GO TO WEB SITE

ASSESSMENT ? CALL 541-883-5111
PAYMENT ? CALL 541-883-4297

If a mortgage company pays your taxes,
This statement is for your records only.

THIS YEAR'S TAX

EDUCATION:

KLAMATH COUNTY SCHOOLS	34.85
SOUTHERN OREGON EDUCAT	3.03
KLAMATH COMMUNITY COLL	3.54

EDUCATION TOTAL: 41.42

GENERAL GOVERNMENT:

KLAMATH COUNTY	14.90
LIBRARY	4.21
KLAM CTY EMER COMM	1.33

GENERAL GOVERNMENT TOTAL: 20.44

EXCLUDED FROM LIMITATION:

COURTHOUSE BOND	2.64
FAIRGROUNDS BOND	0.77
KLAMATH LAKE TIMBER	18.00

EXCLUDED FROM

LIMITATION TOTAL: 21.41

2007-08 PROPERTY

TAX TOTALS: 83.27

TOTAL TAX (After Discount)

80.77

Full Payment with
3% Discount

80.77

2/3 Payment with
2% Discount

54.41

1/3 Payment
No Discount

27.76