

2015-011613

Klamath County, Oregon

10/22/2015 12:13:50 PM

Fee: \$52.00



AMERITITLE, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

AFFIANT'S DEED

After recording, this Deed shall be delivered to:

TONY F. De ALICANTE
19570 AMBER MEADOW DRIVE
SUITE 150 B
BEND OR 97702

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

RUTH ANN E. COOPER
64930 VALEVIEW DR.
BEND, OR 97703

The true consideration for this conveyance is \$1 and compliance with ORS 114.545(3).

ANGELA R. BASSETT and RUTH ANN E. COOPER, Affiants and Claiming Successors of the Small Estate of DOLORES ANN DUNLAP, deceased, filed February 27, 2015 in the Circuit Court of the State of Oregon, for the County of Klamath, Probate Department, Case No. 15-00660CV, Grantors, convey to:

ANGELA R. BASSETT, 1500 Division Street, Klamath Falls, OR 97601

RUTH ANN E. COOPER, 64930 Valeview Drive, Bend, Oregon, 97703, and

STEVEN J. BASSETT, 1721 Menlo Way, Klamath Falls, OR 97601,

Grantees, as tenants in common, each as to an undivided 1/3 interest, the following described real property located in Klamath County, Oregon:

Lot 29 of LAMRON HOMES.


Subject to: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District; Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; Reservations, 15 ft. building set back lines, 8 ft. easement in back of all lots for sanitary purposes, use and

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construction restrictions, including the terms and provisions thereof, as set forth in declaration of restrictive covenants, recorded July 28 1958, in Deed Volume 301 at page 380, and an instrument recorded March 19, 1959, in Deed Volume 301 at page 638.

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

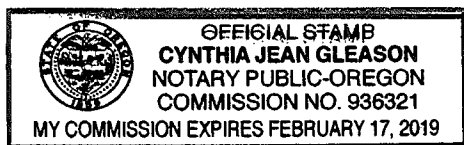
DATED OCT 13, 2015


RUTH ANN E. COOPER, Affiant and Claiming
Successor of the Small Estate of DOLORES ANN
DUNLAP, deceased.

STATE OF OREGON)
)ss
County of Deschutes)

The foregoing instrument was acknowledged before me this 13th day of October, 2015, by RUTH ANN E. COOPER, the Affiant and Claiming Successor of the Small Estate of Dolores Ann Dunlap., deceased.


Notary Public for Oregon



DATED 10-21-2015

Angela R. Bassett

ANGELA R. BASSETT, Affiant and Claiming
Successor of the Small Estate of DOLORES ANN
DUNLAP, deceased.

STATE OF OREGON)
)ss
County of Klamath)

The foregoing instrument was acknowledged before me this 21st day of October, 2015,
by ANGELA R. BASSETT, the Affiant and Claiming Successor of the Small Estate of Dolores
Ann Dunlap, deceased.

B. J. Phillips

Notary Public for Oregon

