2016-004275 Klamath County, Oregon

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04/27/2016 01:51:23 PM

Grantee's Name and Address

Grantor's Name and Address

2078 E. County Road 104

Donna J. Peterson, Claiming Successor

Donna J. Peterson

Tulelake CA 96134

2078 E. County Road 104

Tulelake CA 96134

After Recording Return to: Donna J. Peterson

2078 E. County Road 104

Tulelake CA 96134

Until requested otherwise, send all tax statements to:

Donna J. Peterson

2078 E. County Road 104

Tulelake CA 96134

SMALL ESTATE PROCEEDING - AFFIANT'S DEED

I, Donna Jean Peterson, Claiming Successor of the Estate of Evelyn Louise Peterson, deceased, Klamath County Circuit Court Case Number 16PB02204, hereby grants, bargains, sells and conveys to Donna Jean Peterson, all right, title and interest of the above described estate of the deceased, in that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 7 in Block 11, Merrill, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Subject to reservations and restrictions of record, rights of ways and easements of record, and those apparent upon the land, contracts and/or liens for irrigation and/or drainage

commonly known as: 323 Jefferson Street, Merrill, OR 97633.

To Have and to Hold the same unto the grantees', and grantees' heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$____-0_-

IN WITNESS WHEREOF, the first party has executed this instrument; if first party is a corporation, it has caused its name to be signed ans its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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: 4-26-16

DONNA JEAN PETERSON, Affiant

STATE OF OREGON)

COUNTY OF Klamath)

THIS INSTRUMENT WAS ACKNOWLEDGED before me this day of April, 2016, by Donna Jean

Peterson, Claiming Successor.

OFFICIAL SEAL BELINDA KERZEL NOTARY PUBLIC-OREGON COMMISSION NO. 477386 MY COMMISSION EXPIRES APRIL 26, 2017 NOTARY PUBLIC

My Commission Expires: