

Returned at Counter

Grantor's Name and Address  
Bob Klein, Claiming Successor  
2343 Baggett Court  
Santa Rosa, CA 95401

Grantee's Name and Address  
Owen Kahn  
400 Thompson Lane  
Petaluma CA 94952

After Recording Return to:  
Owen Kahn  
400 Thompson Lane  
Petaluma CA 94952

Until requested otherwise, send all tax statements to:  
Owen Kahn  
400 Thompson Lane  
Petaluma CA 94952

2016-008360  
Klamath County, Oregon



08/08/2016 01:48:21 PM

Fee: \$42.00

### SMALL ESTATE PROCEEDING - AFFIANT'S DEED

Bob Klein, Claiming Successor of the Estate of Donald Klein, deceased, Klamath County Circuit Court Case Number 16PB1207, hereby grants, bargains, sells and conveys to Owen Kahn, 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:

**A tract of land situated in the NE 1/4 SE 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at the Northwest corner of Lot 1, Block 12, TRACT 1006, SECOND ADDITION TO CYPRESS VILLA, a duly recorded plat, said plat being on the Easterly right-of-way of Homedale Road as established by said plat; thence North 00°26'00" West along said Easterly right-of-way line 80.62 feet to a 5/8 inch iron pin on the Southerly line of that property described in Deed volume 342, page 647, Deed Records of Klamath County, Oregon; thence along said Southerly line South 89°40'10" East 389.01 feet; thence along the Westerly and Northerly line of said Tract 1006, SECOND ADDITION TO CYPRESS VILLA the following courses and distances: South 00°26'00" East 54.38 feet; North 89°51'00" West 89.00 Feet; South 00°26'00" East 25.00 feet; North 89°51'00" West 300.00 feet to the point of beginning.**

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 \$ Estate Distribution.

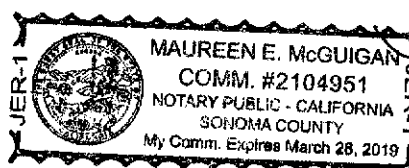
IN WITNESS WHEREOF, the first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

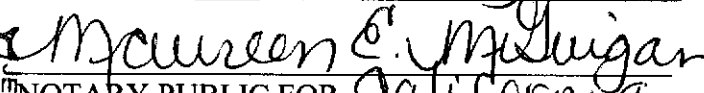
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

  
Bob Klein, Affiant

STATE OF California, County of Sonoma )ss.

THIS INSTRUMENT WAS ACKNOWLEDGED before me this 28 day of July, 2016, by Bob Klein.



  
NOTARY PUBLIC FOR California  
My Commission Expires: 03/28/2019