



2016-011382

Klamath County, Oregon

10/25/2016 03:01:00 PM

Fee: \$47.00

**After Recording, please send to:**

Susan Musser

5577 Kellal Lane

Klamath Falls, OR 97603

\*Please also send tax statements

To above address

### **AFFIANT'S DEED**

This Affiant's Deed, executed this 24<sup>th</sup> day of October, 2016.

By Grantor: Susan B. Musser, the affiant named in the duly filed affidavit concerning the small estate of Kathleen E. Benner, deceased, Klamath County Circuit Court case number 16PB02582, grantor, hereby conveys:

To Grantee: Susan B. Musser, an undivided  $\frac{1}{4}$  interest, Dorris Benner, an undivided  $\frac{1}{4}$  interest, Steve Benner, an undivided  $\frac{1}{4}$  interest, and Brian Benner, an undivided  $\frac{1}{4}$  interest, as tenants in common.

**WITNESSETH**, for value received and consideration hereinafter stated, grantor has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto grantee and grantees' heirs, successors and assigns, all the estate, right and interest of the estate of the deceased, whether acquired by the operation of law or otherwise, in that certain real property, and improvements and appurtenances thereto, situated in the County of Klamath, State of Oregon, to Wit:


**LOT 3, IN BLOCK 9, TRACT NO. 1064, FIRST ADDITION TO GATEWOOD, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

The true and actual consideration for this transfer is \$0.00. ORS 93.930.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9, AND

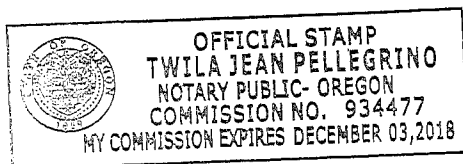
17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

**IN WITNESS WHEREOF**, That said Grantor has signed and sealed these presents the day and year first above written. Signed, sealed, and delivered in the presence of:

  
\_\_\_\_\_  
Susan Musser, Claiming Successor for  
Estate of Kathleen E. Benner  
And Grantor

STATE OF OREGON        )  
                                  ) ss.  
County of Klamath        )

The above-mentioned person, Susan Musser, appeared before me and acknowledged that she executed the above instrument. Subscribed and sworn before me this 24<sup>th</sup> day of October, 2016.



  
\_\_\_\_\_  
Notary Public for Oregon  
My Commission Expires: 12-3-2018