

2016-013094

Klamath County, Oregon



00196226201600130940030038

12/08/2016 11:45:38 AM

Fee: \$52.00

GRANTOR:

Penelope I. Heiser, Claiming Successor

GRANTEE:

Penelope I Heiser, Trustee of the
Annette Purviance Family Trust,
dated March 11, 2013

After recording, return to:

Penelope I Heiser, Trustee of the
Annette Purviance Family Trust,
dated March 11, 2013
5125 Claremont Lane
Oakley, CA 94561

Send tax statements to:

Annette Purviance Family Trust,
dated March 11, 2013
5125 Claremont Lane
Oakley, CA 94561

CLAIMING SUCCESSOR'S DEED

Penelope I. Heiser, the Claiming Successor of the Estate of Annette Purviance, and
Trutee of the Annette Purviance Family Trust, dated March 11, 2013, Klamath County
Probate Court Case No. , GRANTORS, conveys to the Annette Purviance Family Trust,
dated March 11, 2013, GRANTEE(S), all the real property situated in Klamath County,
State of Oregon, described as:

Lot 25 of Nimrod River Park as shown on map in official
records of said County.

Together with a portion of Lot 27 of Nimrod River Park, more particularly
described as follows:

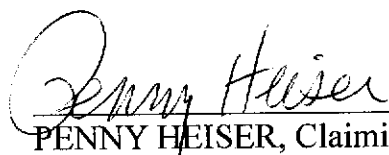
Beginning at the Southeast corner of Lot 25; thence S1°04'E across Lot 27
to a point on the Northerly bank of the Sprague River; thence in a Westerly
direction along the Northerly bank of said river to a point, which point is
the intersection of the Southerly prolongation of the Westerly sideline of
said Lot 25 and the Northerly river bank; thence, from said intersection
N1°04'W to the Southwest corner of said Lot 25; thence S88°56'W along
the Southerly lot line of said lot to the point of beginning.

The true and actual consideration for this transfer is none.

Subject to encumbrances of record.

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

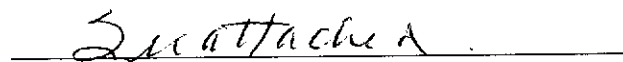
DATED this 4 day of October, 2016.



PENNY HEISER, Claiming Successor

STATE OF _____
County of _____

This instrument was acknowledged before me on this _____ day of _____, 2016, by the above named Penny Heiser, Claiming Successor of the Estate of Annette Purviance.


Notary Public for Oregon

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Contra Costa)

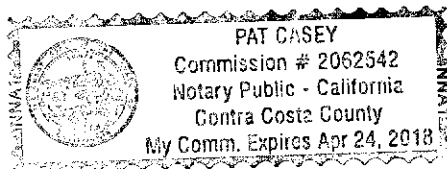
On Oct 4, 2016 before me, Pat Casey, Notary Public

personally appeared Penelope Heiser

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Pat Casey
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document Claiming Successor's Deed

Document Date: _____

Number of Pages 2

Capacity(ies) Claimed by Signer(s) _____