



00196580201600134020020026

12/16/2016 10:12:42 AM

Fee: \$47.00

Grantor's Name & Address:

Hugh A. Moran, Small Estate Affiant
211 Ninth Street
Huntington Beach, California 92648-5023

Grantee's Name and Address:

Hugh A. Moran, Trustee of the Nannette W. Weber Revocable
Trust
211 Ninth Street
Huntington Beach, California 92648-5023

After recording return to:

Hugh A. Moran, Trustee of the Nannette W. Weber Revocable
Trust
211 Ninth Street
Huntington Beach, California 92648-5023

**Until a change is requested, all tax statements shall
be sent to the following address:**

Hugh A. Moran, Trustee of the Nannette W. Weber Revocable
Trust
211 Ninth Street
Huntington Beach, California 92648-5023

**SMALL ESTATE AFFIANT'S DEED
PURSUANT TO ORS 114.545
(Oregon Small Estate)**

Grantor, Hugh A. Moran, is the sole affiant in that Oregon Small Estate of Nannette W. Weber, aka Nannette Wanner Weber, Deceased, filed in the Circuit Court for the County of Klamath, as Case #16PB05289.

Grantor hereby grants, bargains, and conveys to Hugh A. Moran, Trustee of the Nannette W. Weber Revocable Trust, Grantee, the following described real property situated in Klamath County, Oregon, to-wit:

Block 61, Lot 17, of the 5th Addition to Nimrod River Park, in the Northwest quarter of Section 1, in Township 36 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

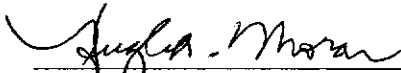
Code 008, Map 36S11E01B, Tax Lot 1300, Account #R338290

The true and actual consideration for this conveyance is the receipt by Grantor of the ownership interest in Grantee.

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


DATED this 5th day of December, 2016.



Hugh A. Moran
Small Estate Affiant

STATE OF CALIFORNIA
County of Orange

This instrument was acknowledged before me on December 5th, 2016, by Hugh A. Moran, as small estate affiant.



Notary Public – State of California

