

2017-004129

Klamath County, Oregon



00202308201700041290010015

04/20/2017 12:25:26 PM

Fee: \$42.00

Grantor's Name and Address

Scott P. Manning, Claiming Successor to the
Estate of Susan Evelyn Andersen
525 N. 8th Street
Klamath Falls, OR 97601

Grantee's Name and Address

Scott P. Manning
525 N. 8th Street
Klamath Falls, OR 97601

Steven H. Manning
1443 Ray Harvey Drive
Tracy, CA 95377

Kelly Johnson
P.O. Box 693
29 Palms, CA 92277

Kimberly Dahl
9640 Suia Ban Derra
Vale, AZ 85641

After Recording Return to:

Scott P. Manning
525 N. 8th Street
Klamath Falls, OR 97601

Until requested otherwise, send all tax statements to:

Scott P. Manning
525 N. 8th Street
Klamath Falls, OR 97601

CLAIMING SUCCESSOR'S DEED

I, Scott P. Manning, duly appointed, qualified and acting Claiming Successor of the Small Estate of Susan Evelyn Andersen, deceased, Klamath County Circuit Court Case Number 15PB03596, Grantor, conveys to Scott P. Manning, Grantee, an undivided 1/4 interest, and to Steven H. Manning, Grantee, an undivided 1/4 interest, and to Kelly Johnson, Grantee, an undivided 1/4 interest, and to Kimberly Dahl, Grantee, an undivided 1/4 interest, in that real property situated in the County of Klamath, State of Oregon, described herein, as tenants in common:

That portion of Lot 5, Block 55, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Northeasterly line of Eighth Street, 36 feet 8 inches Northwesterly from the intersection of the Northeasterly line of Eighth Street with the Northerly line of the alley through Block 55, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence Northwesterly along the Northeasterly line of Eighth Street 36 feet 8 inches; thence Northeasterly at right angles to Eighth Street 65 feet, more or less, to the line between Lots 5 and 6 in said Block 55; thence Southeasterly along the line between Lots 5 and 6 in said Block 55 a distance of 36 feet 8 inches; thence Southwesterly 65 feet, more or less to the point of beginning.

To Have and to Hold the same unto the grantees, and grantees' heirs, successors and assigns forever. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ -0-; the whole consideration being the distribution of decedent's estate in the Circuit Court of the State of Oregon for Klamath County, Case No. 15PB03596.

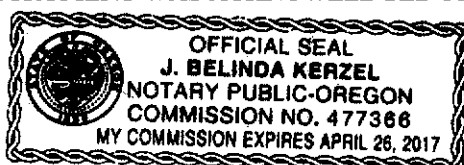
IN WITNESS WHEREOF, the first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

DATED: 4/13/17

Scott P. Manning
Scott P. Manning, Claiming Successor of the
Estate of Susan Evelyn Andersen, deceased

STATE OF OREGON, COUNTY OF KLAMATH)ss:

THIS INSTRUMENT WAS ACKNOWLEDGED before me this 13 day of April, 2017 by Scott P. Manning.

J. Belinda Kerzel
NOTARY PUBLIC FOR OREGON
My Commission Expires: _____