

2019-001671

Klamath County, Oregon



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02/22/2019 11:27:18 AM

Fee: \$92.00

Returned at Counter

**After recording, return to :**  
Brandsness, Brandsness & Rudd, P.C.  
Attorneys at Law  
411 Pine Street  
Klamath Falls, OR 97601

**Send tax statements to:**  
Pamela Kvitek, Trustee of the  
Cumbie Family Trust  
1678 Sycamore Street  
Napa, CA 94559

**Grantor:**  
Pamela Kvitek, Claiming Successor of  
the Estate of Harley Wayne Cumbie, Sr.  
1678 Sycamore Street  
Napa, CA 94559

**Grantee:**  
Pamela Kvitek, Trustee of the  
Cumbie Family Trust  
1678 Sycamore Street  
Napa, CA 94559

### DEED OF CLAIMING SUCCESSOR

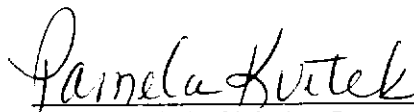
Pamela Kvitek, Claiming Successor of the Estate of Harley Wayne Cumbie, Sr., deceased (Klamath County Circuit Court Case No. 18PB06411), Grantor, conveys to Pamela Kvitek, Trustee of the Cumbie Family Trust dated January 7, 2000, its interest in the following described real property located in Klamath County, Oregon:

See Exhibit A, attached hereto and incorporated by this reference.

The true and actual consideration for this conveyance is \$0; estate distribution. The transfer is in accordance with the terms of decedent's Will.

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, 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 this 15 day of Feb, 2019.

  
Pamela Kvitek, Claiming Successor of  
the Estate of Harley Wayne Cumbie, Sr.

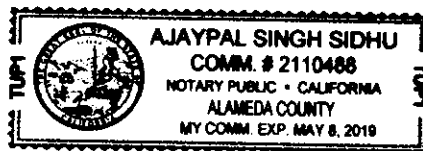
SEE ATTACHED  
Acknowledgement  
or  
Jurat

FEB 15 2019

The 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 the document.

On 2/15/19 before me, AJAYPAL SINGH SIDHU, NOTARY PUBLIC  
personally appeared PAMELA CUMBIE KVITEK

Signature of Notary



☐ Trustee  
☐ Power of Attorney  
☐ CEO/CFO/COO  
☐ President/Vice-President/Secretary/Treasurer  
☐ Other:

## **Exhibit A**

Real property in Klamath County, described as follows:

The S  $\frac{1}{2}$  NW  $\frac{1}{4}$  of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point in the Northerly boundary of the S  $\frac{1}{2}$  NW  $\frac{1}{4}$  of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, from which the Northwest corner of the SW  $\frac{1}{4}$  NW  $\frac{1}{4}$  of the said Section 21 bears South  $88^{\circ} 50' \frac{1}{2}"$  West, 955.0 feet distant, and running thence South  $0^{\circ} 10'$  West, 592.0 feet; thence South  $89^{\circ} 40'$  East, 160.0 feet; thence North  $0^{\circ} 10'$  East 596.3 feet, more or less, to a point in the said Northerly boundary of the S  $\frac{1}{2}$  NW  $\frac{1}{4}$  of the Section 21; thence South  $88^{\circ} 50' \frac{1}{2}"$  West, 160 feet, more or less, to the point of beginning.

EXCEPT that part lying in the County Road.