

2019-002384

Klamath County, Oregon



00236951201900023840030038

03/14/2019 03:45:01 PM

Fee: \$92.00

Barbara Dilaconi

Returned at Counter

### AFFIANTS' DEED

**Grantor:** Catherine Rasner  
as the Claiming Successor to the Estate of Margaret Rasner  
11578 SE Aquila Street  
Happy Valley, OR 97086

**Grantee:** Catherine Rasner  
11578 SE Aquila Street  
Happy Valley, OR 97086

**Consideration:** \$ -0-

**After recording,  
return to:** Barbara M. Dilaconi, Esq., P.C.  
121 South Eighth Street  
Klamath Falls, OR 97601

**Send all property  
tax statements to:** Catherine Rasner  
11578 SE Aquila Street  
Happy Valley, OR 97086

**KNOW ALL MEN BY THESE PRESENTS,** that Catherine Rasner as the claiming successor and affiant named in the duly filed Affidavit of Claiming Successors of the Small Estate of Margaret Rasner, Klamath County Circuit Court Case Number 19PB00496 , hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Catherine Rasner, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of the grantor's right, title and interest in that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

The property commonly known as 6621 Hilton Drive, Klamath Falls, OR 97603-5284, and more particularly described as:

Lot 5 in Block 12 of THIRD ADDITION TO MOYINA  
according to the plat thereof on file in the office of the  
County Clerk, Klamath County, Oregon.

///

Property Id. No.: R451601  
Map Tax Lot No.: R-3809-036CA-05800-000

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration for this transfer, is the distribution of said property in accordance with the Small Estate of Margaret Rasner, Klamath County Circuit Court Case Number 19PB00496 in which the sole interest in the above-described real property is to be given to Catherine Rasner.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 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

///

///

///

///

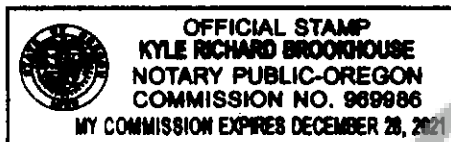
TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

IN WITNESS WHEREOF, the grantors have executed this instrument on this 12<sup>th</sup> day of March 2019.

Catherine Rasner  
Catherine Rasner, Grantor

STATE OF OREGON            )  
  ) ss.  
County of Clackamas        )

This instrument was acknowledged before me on this 12 day of March, 2019, by Catherine Rasner.



Kyle Richard Brookhouse  
Notary Public for Oregon  
My Commission Expires: 12/28/2021