

RECORDER'S INFORMATION:

**2019-011743**

Klamath County, Oregon



00248310201900117430030035

10/08/2019 12:57:50 PM

Fee: \$92.00

Returned at Counter

Until a change is requested, all  
tax statements shall be sent to:

Beth D. Wessel  
2505 Nile Street  
Klamath Falls, OR 97603

After recording return to:

Yturri Rose LLP  
PO Box "S"  
Ontario, OR 97914

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**CLAIMING SUCCESSOR'S DEED**

(Pursuant to ORS 114.545(1)(f))

Beth D. Wessel, the duly appointed, qualified and acting Claiming Successor of the Small Estate of Daniel S. Wessel deceased, Grantor, conveys to Beth D. Wessel, Grantee, all of the Estate's right, title and interest in and to that certain real property situated in Klamath County, Oregon, described as follows:

**See Exhibit 'A' attached hereto and by this reference incorporated herein.**

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.

The true consideration for this conveyance is: Final distribution pursuant to Affidavit of Claiming Successor filed on September 24, 2019, in the Circuit Court of Klamath County, Oregon, Case No.19PB07407.

Dated this 8 day of October, 2019.

Estate of Daniel S. Wessel

By: Beth D. Wessel  
Beth D. Wessel

State of Oregon                     )  
County of Klamath             ) ss.

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of October, 2019 by Beth D. Wessel, Claiming Successor of the Estate of Daniel S. Wessel, on behalf of the Small Estate.



Amee M. Sandhu  
Notary Public for Oregon  
My Commission Expires: 02, 04, 2022

**EXHIBIT 'A'**  
**(Legal Description)**

Lot 13 in Block 1 and that portion of Lot 14 in Block 1, Homeland Tracts, a duly recorded subdivision in Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin marking the NW corner of said Lot 14; thence North 89°55'15" East along the North line of said Lot 14, 210.37 feet to a 5/8 inch iron pin; thence leaving said North line South 0°55'15" East 1.5 feet; thence Westerly to a point that is South 0°55'15" East 3.5 feet from the point of beginning of this description; thence North 0°55'15" West 3.5 feet to the point of beginning.