

Diana Reyes Attorney
Returned at Counter

Grantor:

MaryAnn Feskanich, as Claiming Successor for the
Small Estate of STEVEN GEORGE FESKANICH
1183 Shady Mill Road
Corona CA 92882

Grantee:

MaryAnn Feskanich Trust
1183 Shady Mill Road
Corona CA 92882

After recording, return and send tax statements to:

MaryAnn Feskanich
1183 Shady Mill Road
Corona CA 92882

2023-002638

Klamath County, Oregon



00313536202300026380010018

04/11/2023 02:09:21 PM

Fee: \$82.00

AFFIANT'S DEED

THIS INDENTURE by and between MaryAnn Feskanich, the Affiant named in the duly filed Affidavit concerning the Small Estate of STEVEN GEORGE FESKANICH, Klamath County Circuit Court Case number 23PB00077, deceased, herein after the Grantor, and MARY ANN FESKANICH, as Trustee to the MARYANN FESKANICH and KAREN FESKANICH GARTNER, or their successor in interest, of the MARYANN FESKANICH TRUST DATED November 30, 2021, and any amendments thereto, herein after called the Grantee,

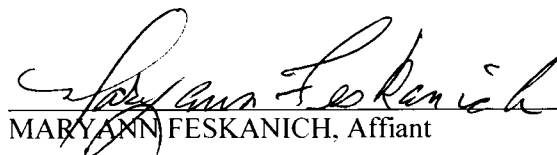
For value received and the consideration hereinafter stated, the Grantor has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey until the second party and the second parties' heirs, successors and assigns all the estate, right and interest in the estate of the deceased, whether acquired by operation of the law or otherwise, in that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

The East ½ of the West ½ of the East ½ of the South ½ of the North East ¼ of Section 19, Township 35, Range 11, East Willamette Meridian, consisting of ten acres more or less. Excepting therefrom the Southern 30 feet as an easement for ingress and egress.

The true and actual consideration for this conveyance is \$0.00 and other valuable consideration, the receipt of which is hereby acknowledged.

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, 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 20 TO 7, CHAPTER 8, OREGON LAWS 2010.

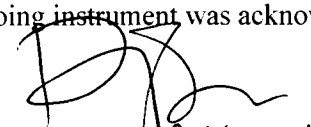
Dated this 28 day of MARCH, 2023.


MARYANN FESKANICH, Affiant

STATE OF OREGON, County of KLAMATH) ss.

On this 28th day of MARCH, 2023, the foregoing instrument was acknowledged before me by MARY ANN FESKANICH.




Notary Public for
My Commission Expires

California
10/07/2024