

Grantor:

Estate of Ivan A. Reed
c/o Jerald E. Reed
542 Ashley Ct.
Jefferson, OR 97352

Grantees:

Jerald E. Reed and Jessie L. Reed
542 Ashley Ct.
Jefferson, OR 97352

After Recording, Return To:

Ryan E. Haan
P.O. Box 667
Albany, OR 97321-0219

Until A Change Is Requested,

All Tax Statements Should Be Sent To:

Jerald E. Reed and Jessie L. Reed
542 Ashley Ct.
Jefferson, OR 97352

Assessor's Account No. 409221

CLAIMING SUCCESSOR'S DEED

Jerald E. Reed, the Affiant of the Estate of Ivan A. Reed (Klamath County Circuit Court Case No. 22PB02905), hereinafter referred to as Grantor, for the consideration hereinafter stated, does hereby convey unto Jerald E. Reed and Jessie L. Reed as tenants by the entirety, hereinafter referred to as Grantees, and unto Grantees' heirs, successors and assigns, all of Grantor's interest in that certain real property, together with all the estate, right, title, and interest of the decedent at the time of decedent's death or acquired thereafter by operation of law, or otherwise; and together with the tenements, hereditaments and appurtenances thereunto belonging, or in any way appertaining, situated in Klamath County, State of Oregon, described as follows:

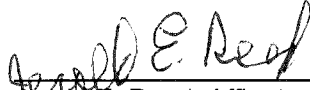
The SW ¼ of Section 34, Township 37 South, Range 15 East of the Willamette Meridian, excepting therefrom mineral rights as reserved in the deed from USA to Edwin J. Casebeer, recorded March 28, 1940, in Volume 182, page 161, Deed Records of Klamath County, Oregon.

TO HAVE AND TO HOLD the same unto the Grantees, and Grantees' heirs, successors-in interest and assigns forever. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00 (estate distribution).

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. 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. 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 VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES 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.

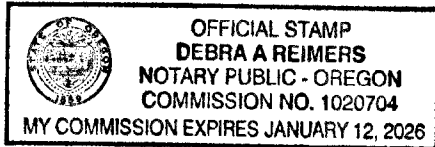
Dated: November 21, 2023



Jerald E. Reed, Affiant of the Estate of Ivan A. Reed,
Deceased.

STATE OF OREGON)
) ss.
County of Linn)

This instrument was acknowledged before me on November 21, 2023, by Jerald E. Reed, Affiant of the Estate of Ivan A. Reed, Grantor.




Notary Public for Oregon