

4526080

## CLAIMING SUCCESSOR'S DEED

THIS INDENTURE made this 24 day of July, 1998, by and between Jean Pearle Keller, as one of the Claiming Successors named in the duly filed Affidavit concerning the Small Estate of Fredrick Seward Geyman, deceased, hereinafter called the first party, and Robert G. Koop and Shirley F. Koop, hereinafter called the second party:

## WITNESSETH:

For value received and the consideration hereinafter stated, the receipt whereof hereby is acknowledged, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the second party and second party's heirs, successor-in-interest and assigns all the estate, right and interest of the deceased at the time of decedent's death, and all the right, title and interest that the Estate of the deceased by operation of the law or otherwise may have thereafter acquired in that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 19, Block 6, STEWART, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Code No. 211 - Account No. 3909-007CA-00300 - Key No. R536441

SUBJECT TO: Easements, rights of way of record and those apparent on the land.

TO HAVE AND TO HOLD the same unto the second party and second party's heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is ~~\$30,000.00~~.

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.

IN WITNESS WHEREOF, the first party has executed this instrument.

Jean Pearle Keller  
Jean Pearle Keller, Claiming Successor to  
the Estate of Fredrick Seward Geyman

STATE OF MONTANA )  
County of FLATHEAD ) SS

This instrument was acknowledged before me on July 24, 1998, by Jean Pearle Keller. Before me:

[Signature]  
Notary Public for  
My Commission Expires: 10/1/99

AFTER RECORDING RETURN TO:  
ROBERT & SHIRELY KOOP  
4110 DOUGLAS  
KLAMATH FALLS, OREGON 97601

Until a change is requested,  
send tax stmts to:  
SAME AS LISTED ABOVE

STATE OF OREGON )  
County of Klamath )  
I certify that the within instrument was received  
for record on the 30th day of July, 1998,  
at 1:40 o'clock P.M., and recorded in book/  
reel/volume No. 198, on page 27922, or as fee/  
file/instrument/microfilm/reception No. 63646,  
Record of Deeds of said County.  
Witness my hand and seal of County affixed.  
Bernetha G. Letsch, Co. Clerk

Name \_\_\_\_\_ Title \_\_\_\_\_  
BY Kathleen Rosen Deputy

Fee: \$30.00