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02 MAR 21 AM 11:05

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STATE OF OREGON,

1..

Cheryl McGregor, Formerly
Known as: Cheryl M. Rahr
Cheryl McGregor-Rahr

Grantor's Name and Address

Michael S. Frankel
Edward A. COLTON
SCOTT F. COLTON

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Cheryl McGregor
1090 Chevron Court
Pasadena, Ca 91103

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Cheryl McGregor
1090 Chevron Court
Pasadena, Ca 91103SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 03/21/2002 11:05a m.

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Linda Smith, County Clerk

Fee \$ 31.00 # of Pgs 3

puty.

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that Cheryl McGregor, formerly Known as: Cheryl M. Rahr, Cheryl McGregor-Rahr, hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto Michael S. Frankel, Edward A. COLTON, SCOTT F. COLTON *, 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 any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

* NOT as Tenants in common, but with rights of survivor ship

S2SE45E4SE4, Sec. 20, TWP 34, RNGE 9, EWM

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$..... However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

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.

IN WITNESS WHEREOF, the grantor has executed this instrument on _____; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Cheryl McGregor

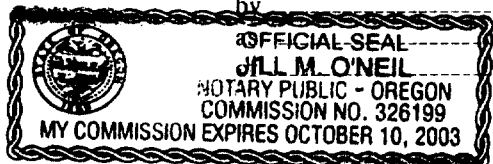
STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on March 21, 2002

by Cheryl McGregor

This instrument was acknowledged before me on _____

by _____



Jill M. O'Neil

Notary Public for Oregon

My commission expires 10-10-03

NO

FILED
STATE OF OREGON
KLAMATH CIRCUIT COURT

16653



2002 MAR 21 AM 10:38

CLERK OF COURT

BY _____

County of KLAMATH)
STATE OF OREGON)
I hereby certify that the within is a
true and correct copy and the whole
of the original.
Clerk of CourtBy [Signature]
Date 3/21/02In the Probate Court of the County of Klamath, Oregon

Small Estate of:

Corrine Adell McGregor
Deceased.Estate No. 02010514SMALL ESTATE AFFIDAVIT
INTESTATE ESTATESTATE OF OREGON, County of Klamath) ss.I, Cheryl McGregor, being first duly sworn, depose and say that: I am
a claiming successor of the above named decedent. This affidavit is made pursuant to ORS 114.505 to 114.560.(1) Name of Decedent Corrine Adell McGregor Age 77 Soc. Sec. No. 561-96-4544
Domicile/Post Office Address 1090 Chevron Court, Pasadena, Cal. 91103
(2) Decedent died on 7-21-1989, at 1090 Chevron Ct. Pasadena, Ca 91103

A certified copy of decedent's death certificate is attached hereto.

(3) A description of all of decedent's property, including the fair market value of the real property and the fair market value
of the personal property, is:Real Property Legal Description (Including County) S2SE4SE4SE4, Sec. 20, TWP 34, RNGE 9 - Klamath County Fair Market Value \$8,500.00

Personal Property Description

Fair Market Value

N/A

(4) No application or petition for the appointment of a personal representative has been granted in Oregon.

(5) The decedent died intestate.

(6) Decedent's heirs, and the last address of each as known to affiant, are:

Name

Last Known Address

NONEA copy of this affidavit showing the date of filing will be delivered to each heir or mailed to each heir at the heir's last
known address stated above.

T00004

(7) The interest in decedent's property to which each heir is entitled is:

16654



Name
Cheryl McGregor

Interest
100%

(8) Reasonable efforts have been made to ascertain creditors of the estate. The expenses of and claims against the estate remaining unpaid or on account of which the affiant or any other person is entitled to reimbursement from the estate, including the known or estimated amounts thereof, and the names and addresses of the creditors, as known to the affiant, are (if none, so state):

Name of Creditor	Address	Nature of Expense/Claim	Known or Estimated Amount
<u>NONE</u>			

A copy of the affidavit showing the date of filing will be delivered to each creditor who has not been paid in full or mailed to such creditor at the creditor's last known address stated above.

(9) The name and address of each person known to the affiant to assert a claim against the estate which the affiant disputes, and the last known or estimated amount thereof, are (if none, so state):

Name	Address	Known or Estimated Amount
<u>NONE</u>		

A copy of the affidavit showing the date of filing will be delivered or mailed to each such person at each such person's last known address.

(10) A copy of the affidavit showing the date of filing will be mailed or delivered to the Adult and Family Services Division,* Estate Administration Section, Salem, Oregon.

(11) Claims against the estate not listed herein or in amounts larger than those listed herein may be barred unless:

(a) A claim is presented to the affiant within four months of the filing of this affidavit at the following address: _____; or

(b) A personal representative of the estate is appointed within the time allowed under ORS 114.555.

(12) The claim(s), if any, listed in Section (9) may be barred unless:

(a) A petition for summary determination is filed within four months of the filing of this affidavit; or
(b) A personal representative of the estate is appointed within the time allowed under ORS 114.555.

Cheryl McGregor

Signed and sworn to before me on March 21, 2000



by Cheryl McGregor
Jill M. O'Neil

Notary Public for Oregon. My commission expires 10/10/03

NOTE - A creditor of an estate of a decedent who dies intestate and without heirs must receive written authorization from the Director of the Division of State Lands before filing an affidavit pursuant to ORS 114.515. Creditors should become familiar with and comply with this statute before proceeding.

*ORS 114.525(11) requires small estate affidavits to contain this language. However, since 1989, review of such affidavits has been the responsibility of the Senior and Disabled Services Division, Estate Administration Unit, PO Box 14021, Salem, Oregon 97309. The publisher recommends mailing a copy of the affidavit to that agency instead of to the Adult and Family Services Division.

ORS 114.545(3) requires that an affiant's or claiming successor's deed executed in the manner required by ORS Chapter 93 be recorded in the deed records of any county in which real property belonging to the decedent is situated.

EXCERPT FROM ORS 114.515: "If the estate consists of personal property having a fair market value of \$50,000 or less, or real property having a fair market value of \$90,000 or less, or a combination of personal property having a fair market value of \$50,000 or less, and real property having a fair market value of \$90,000 or less, not less than 30 days after the death of the decedent, one or more of the claiming successors may file an affidavit with the clerk of the probate court in any county where there is a venue for a proceeding seeking the appointment of a personal representative for the estate. The affidavit shall contain the information required by ORS 114.525..."