

'04 APR 29 PM12:51

GRANTOR NAME AND ADDRESS:

Mindy LeAnn Watts, Claiming Successor
6385 SW McEwan Road
Lake Oswego, OR 97035

GRANTEE NAME AND ADDRESS:

Same as above

AFTER RECORDATION, RETURN TO:

Neal G. Buchanan
435 Oak Avenue
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Mindy LeAnn Watts
6385 SW McEwan Road
Lake Oswego, OR 97035

State of Oregon, County of Klamath
Recorded 04/29/2004 12:51 PM
Vol M04 Pg 25987-88
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

DEED OF CLAIMING SUCCESSOR

MINDY LEANN WATTS, as claiming successor of the Small Estate of Lawrence Hugh Keturakat, aka Larry Keturakat, deceased, in the Circuit Court of the State of Oregon for Klamath County, Case No. 0304225 CV, GRANTOR, conveys and assigns unto Mindy LeAnn Watts, GRANTEE, that certain real property, situated in Klamath County, State of Oregon, legally described on Exhibit A, attached hereto and incorporated by this reference as if fully set forth herein.

This deed is made in furtherance of the distribution of the above-referenced Small Estate, and the provisions of ORS 114.545(3). In addition, this deed recognizes the Disclaimer of Gary Dean Keturakat of any interest of the decedent in the real property located in the State of Oregon, such Disclaimer being on file in the above-referenced Circuit Court Case file.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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.

THE TRUE AND ACTUAL CONSIDERATION for this conveyance is \$ -0-. However, the actual consideration consists of or includes other property or value given or promised, which is the whole consideration, being in compliance with the Judgment Vesting Property/Closing Small Estate entered in Klamath Circuit Court Case No. 0304225 CV.

DATED this 20 day of April, 2004.

ESTATE OF LAWRENCE HUGH KETURAKAT,
aka LARRY KETURAKAT

By: Mindy LeAnn Watts
MINDY LEANN WATTS

STATE OF OREGON, County of CLACKAMAS) ss.

This instrument was acknowledged before me APRIL 20, 2004, by
Mindy LeAnn Watts.

[Signature]
NOTARY PUBLIC FOR OREGON

My Commission Expires: 12-2-05



26v

REAL PROPERTY: An undivided one-half interest in real property, situate in Klamath County, Oregon and legally described as follows, to-wit:

Parcel A: Lots 5, 6, 7, and 8, together with the West 8 feet of vacated alley abutting on the east of Lots 5, 6 and the South $\frac{1}{2}$ of Lot 7, in Block 31, City of Merrill, Klamath County, Oregon.

A portion of Lots 2 and 3 and that portion of the East half of the vacated alley adjacent to said lots in Block 31, in the Town of Merrill, a platted portion of Klamath County, Oregon, being more particularly described as follows: Beginning at an iron pin on the West boundary of Lot 3, Block 31, in the Town of Merrill, a platted portion of Klamath County, from which the monument marking the Southwest corner of Lot 4 of said Block 31 bears South $0^{\circ}25'$ East 108.30 feet distant; thence East 46.55 feet to an iron pin; thence North $0^{\circ}25'$ West 40.75 feet to an iron pin; thence West 54.55 feet to an iron pin on the centerline of the vacated alley in said Block 31; thence South $0^{\circ}25'$ East along the centerline of said vacated alley 40.75 feet to a point; thence East 8.00 feet to the point of beginning; being subject to all rights of way and/or easements of record or apparent on the premises. Also, the right of ingress and egress for driveway purposes over and across the Southerly 108.3 feet of the East 8.00 feet of the vacated alley in Block 31 in the Town of Merrill, a platted portion of Klamath County.

SUBJECT TO real property taxes .

Parcel B: Beginning at a point on the line between Sections 10 and 11, Township 36 South, Range 10 ERM, North a distance of 123 feet from the corner common to Sections 10, 11, 14 and 15, said Township and Range; thence North on line between said Sections 10 and 11 a distance of 100 feet; thence East 180 feet; thence South 100 feet; thence West 180 feet to the point of beginning, being located in Section 11, Township 36 South, Range 10 ERM in Klamath County, Oregon.

Such parcel having previously been conveyed by Statutory Warranty Deed, recorded at Vol. M04, Page 18619.

Parcel C: North one-half of Lots Five (5) and Six (6), Block Five (5), Chiloquin First according to the official plat thereof on file in the records of Klamath County, Oregon.

SUBJECT TO real property taxes