

05 APR 22 PM 12:02

Vol M05 Page 28560

AFTER RECORDING RETURN TO:

Michael Ratliff
Ratliff & Ratliff, P.C.
905 Main Street, Ste 200
Klamath Falls OR 97601

State of Oregon, County of Klamath
Recorded 04/22/2005 12:02 p.m
Vol M05 Pg 28560
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

GRANTOR'S NAME AND ADDRESS:

Dennis Depuy
32825 Elde
Chiloquin, OR 97624

GRANTEE'S NAME AND ADDRESS:

Dennis Depuy; 32825 Elde, Chiloquin, OR 97624
Deborah Spiering; 45150 NW Elk Mountain Rd, Banks, OR 97106

SEND TAX STATEMENTS TO:

Dennis Depuy
32825 Elde
Chiloquin, OR 97624

18531327

CLAIMING SUCCESSOR'S DEED

THIS INDENTURE Made this 13 day of April, 2005, by and between **DENNIS DEPUY**, the claiming successor of the small estate of **MAUDE MADALINE DEPUY**, aka **M. MADALINE DEPUY**, deceased, hereinafter called the first party, and **DENNIS DEPUY**, as to an undivided one-half interest; **DEBORAH SPIERING**, as to an undivided one-half interest, as **tenants in common**, 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 the second party's heirs, successors-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 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:

Lots 11, 12, 13, 14, and 15 in Block 46 of BOWNE ADDITION to Bonanza,
Klamath County, Oregon.

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 \$-0-. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration. This deed is given pursuant to the Order Closing Small Estate Proceeding entered on April 12, 2005, in the Matter of the Small Estate of Maude Madaline Depuy, aka M. Madaline Depuy, prosecuted in the Circuit Court of the State of Oregon, Klamath County, as Case No. 0404453CV, and pursuant to the requirements of ORS 114.545(3).

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

Dennis O Depuy
Dennis Depuy
Claiming Successor

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.

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 13th day of April, 2005, by Dennis Depuy.



Sarah Wiseman
NOTARY PUBLIC FOR OREGON
My Commission expires: 10/16/06

215