

GRANTOR NAME AND ADDRESS:

Terry J. Minchinton, Sr., Claiming Successor

GRANTEE NAME AND ADDRESS:

Eric R. Minchinton and Marianne E. Emard
6294 Hillcrest
Medford, OR 97504

AFTER RECORDATION, RETURN TO:

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

SEND TAX STATEMENTS TO:

Terry J. Minchinton, Sr.
5001 Laurelwood Drive
Klamath Falls, OR 97603

M06-00249

Klamath County, Oregon

01/05/2006 12:44:24 PM

Pages 2 Fee: \$26.00

DEED OF CLAIMING SUCCESSOR

TERRY J. MINCHINTON, SR., as claiming successor of the Small Estate of Terry James Minchinton, Jr., deceased, in the Circuit Court of the State of Oregon for Klamath County, Case No. 0402146 CV, **GRANTOR**, conveys and assigns unto Eric Richard Minchinton and Marianne E. Emard, each as to a one half ($\frac{1}{2}$) undivided interest as tenants in common, **GRANTEES**, the following described real property, situated in Klamath County, State of Oregon, legally described on Exhibit A, attached hereto and incorporated by this reference herein as if fully set forth.

This deed is made in furtherance of the distribution of the above-referenced Small Estate, and the provisions of ORS 114.545(3).

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 distribution of property pursuant to that AFFIDAVIT OF CLAIMING SUCCESSOR/TESTATE ESTATE filed in Klamath County Circuit Court Case No. 00402146 CV.

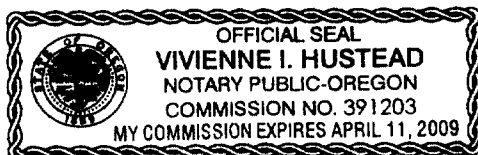
DATED this 4 day of January, 2006 *JMM*

ESTATE OF TERRY JAMES MINCHINTON, JR.

By: *Terry J. Minchinton Sr.*
TERRY JAMES MINCHINTON, SR.

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me this 4th day of January, 2006, by Terry James Minchinton, Sr.



Vivienne I. Hustead
NOTARY PUBLIC FOR OREGON

REAL PROPERTY: An undivided two-thirds (2/3rds) interest in real property, situate in Klamath County, Oregon and legally described as follows, to-wit:

A portion of Lot 355, Block 123, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at a point on the South line of Home Avenue 200 feet: East from the Southeast corner of its intersection with Division Street; thence Southerly at right angles to Home Avenue to the North line of the alley running through Block 123; thence Easterly along the North line of said alley 50 feet; thence Northerly 120 feet to the South line of Home Avenue; thence Westerly along the Southerly line of Home Avenue 50 feet to the Point of Beginning. Excepting therefrom that portion lying within the U.S.R.S. Division Canal.