## M06-03339

Klamath County, Oregon 02/22/2006 11:59:54 AM Pages 2 Fee: \$26.00

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## **DEED OF CLAIMING SUCCESSOR**

J. Ward Friedman, the duly appointed, qualified, and acting Claiming Successor of the estate of Lavenna A. Friedman, deceased, Klamath County Circuit Court Case No. 05-03156CV, conveys to J. Ward Friedman, an undivided 50% as surviving spouse and to Shelly T. Carlson, daughter an undivided 25% and to Vicky J. Clark and undivided 25%, all in fee simple, all that real property situated in Klamath County, Oregon, described as follows:

That portion of Lots seventeen (17), and Eighteen (18), Block Twenty-Seven (27), Hot Springs addition to the City of Klamath Falls, Oregon, beginning at a point Fifty (50) feet northeasterly along the northeasterly line of Earle Street, from the Southwestern corner of block twenty seven (27), thence in a northwesterly direction and parallel with Alameda a distance of one hundred (100) feet; thence in a northeasterly direction and parallel with earl street a distance of fifty (50) feet; thence in a southeasterly direction and parallel with Alameda a distance of one hundred (100) feet to an intersection with the northwesterly line of Earle Street; thence southwesterly along the northwesterly line of Earle, a distance of fifty (50) feet to the point of beginning. According to the duly recorder plat of said Addition on file and of Record in the Office of the County Clerk in and for Klamath County, State of Oregon, vested in the name of LaVeena A. Newell Friedman.

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.

The true and actual consideration for this conveyance is \$-0- (Property is transferred in settlement of decedent's estate).

DATED: September 30, 2005.

. Wara Friedman

Claiming Successor of the Estate of: Lavenna A. Friedman, Deceased

STATE OF OREGON

) ss:

County of Klamath

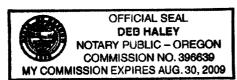
On the <u>50</u> day of September, 2005, personally appeared the above-named J. Ward Friedman, and acknowledged the above instrument to be his voluntary act and deed as Claiming Successor of the Lavenna A. Friedman Estate.

SUBSCRIBED AND SWORN TO before me this <u>30</u> day of September, 2005, by J. Ward Friedman.

NOTARY PUBLIC - ORESON COMERSSION RO. 398639 NY INV. COMMISSION EXPIRES AUG. 3698009

Notary Public for Oregon My commission expires:

MAIL TAX STATEMENTS TO:



Sux

c/o J. Ward Friedman CLAIMING SUCCESSOR 5200 Hilldale Street Klamath Falls, OR 97603

## LAWYER FOR CLAIMING SUCCESSOR:

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