

**M06-13643**

Klamath County, Oregon

07/05/2006 03:48:58 PM

Pages 1 Fee: \$21.00

**GRANTOR NAME AND ADDRESS**  
Small Estate of Marguerite Nunley

**GRANTEE NAME AND ADDRESS**  
Christopher M. Nunley  
7405 Jamie Circle  
Texarkana, AR 71854

**AFTER RECORDING RETURN TO:**  
Douglas V. Osborne  
439 Pine Street  
Klamath Falls, OR 97601

**SENT TAX STATEMENTS TO:**  
Christopher M. Nunley  
7405 Jamie Circle  
Texarkana, AR 71854

**DEED OF CLAIMING SUCCESSOR**

Christopher M. Nunley, Claiming Successor of the Small Estate of Marguerite Nunley, deceased, in the Circuit Court of the State of Oregon for Klamath County, Case No. 0600770CV, GRANTOR, conveys and assigns unto CHRISTOPHER M. NUNLEY an undivided interest as GRANTEE, in the following described real property situated in Klamath County, State of Oregon, legally described as follows, to-wit:

"Lots 4 and 5 of BLOCK 8, of the SPRAGUE RIVER VALLEY ACRES in Klamath County Oregon, according to the duly recorded plat thereof on file in the office of the County Clerk of Klamath County, Oregon."

Tax Account No.: R294130 and R294121

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 true and actual consideration consists of or includes other property or value given or promised, which is the whole consideration, being distribution of assets from the referenced Small Estate.

DATED this 23rd day of June, 2006.

SMALL ESTATE OF MARGUERITE NUNLEY

By: [Signature]  
Christopher Nunley

STATE OF Texas, County of Bowie, ss.

This instrument was acknowledged before me on the 23rd day of June, 2006, by Christopher M. Nunley, claiming Successor of the Small Estate of Marguerite Nunley.

[Signature]  
NOTARY PUBLIC FOR STATE OF TEXAS

