

2006-021963

Klamath County, Oregon



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11/01/2006 03:20:31 PM

Fee: \$21.00

GRANTOR NAME AND ADDRESS:

Estate of Lois Jean Ulmer
33984 Copperfield Drive
Chiloquin, OR 97624

GRANTEE NAME AND ADDRESS:

Joyce L. Merwin
33984 Copperfield Drive
Chiloquin, OR 97624

AFTER RECORDING RETURN TO:

Neal G. Buchanan
435 Oak Avenue
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Joyce L. Merwin
33984 Copperfield Drive
Chiloquin, OR 97624

DEED OF CLAIMING SUCCESSOR

JOYCE L. MERWIN, as Claiming Successor of the Small Estate of Lois Jean Ulmer, Deceased, in the Circuit Court of the State of Oregon for Klamath County, Case No. 0602368CV, **GRANTOR**, conveys and assigns unto JOYCE L. MERWIN, **GRANTEE**, the following described real property situated in Klamath County, State of Oregon, legally described as follows, to-wit:

"Lot 2, Block 3, TRACT NO. 1021 WILLIAMSON RIVER KNOLL, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

TOGETHER WITH an undivided 1/80th interest in and to the following described property:

The easterly 60 feet of that portion of government lots 40, 41, 44, and 45, lying south of the Williamson River Knoll subdivision and north of the Williamson River

TOGETHER WITH a certain 1985 Fleetwood mobile home (assigned X#86-24 by Klamath County Assessor) which is firmly affixed to the said real property."

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

"BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES 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, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352."

The true and actual consideration for this conveyance stated in terms of dollars 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 from out of the small estate above referenced.

DATED this 1st day of November, 2006.

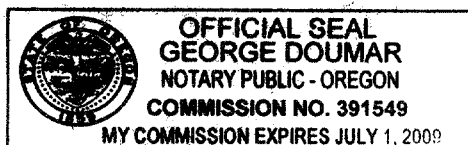
ESTATE OF LOIS JEAN ULMER

By Joyce L. Merwin

JOYCE L. MERWIN, Claiming Successor

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 1st day of November, 2006, by Joyce L. Merwin, Claiming Successor of the Small Estate of Lois Jean Ulmer.



George Doumar
NOTARY PUBLIC FOR OREGON