

MTC 71642-LW

2006-024959

Klamath County, Oregon

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Gerri Ladner P.O. Box 671295 Chugiak, AK 99567
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12/18/2006 03:42:21 PM

Fee: \$26.00

DEED OF CLAIMING SUCCESSOR

Gerri Ladner, Claiming Successor of the Small Estate of Neva Crowder Shinnars, deceased, Grantor, conveys to Gerri Ladner, Grantee, the following described real property located in Klamath County, Oregon:

Lots 4, 5 and 6 in Block 4 and Lots 10 and 11 in Block 3, PELICAN CITY, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING the following described real property, to wit:

A tract of land described as follows:

Beginning at the most Northwesterly corner of Block 4 of Pelican City, Oregon and running thence South 10°20' East along the Easterly right of way line of Lakeport Boulevard a distance of 93 feet to a point; thence North 79°40' East a distance of 79 feet to a point; thence North 10°20' West parallel to the Easterly right of way line of Lakeport Boulevard a distance of 47 feet to a point; thence North 79°40' East a distance of 59.98 feet to a point which lies on the line between Lots 3 and 4 of Pelican City, Oregon; thence Northerly along the line between Lots 3 and 4 of Block 4 of Pelican City, Oregon, a distance of 46 feet to the most Northeasterly corner of Lot 4, Block 4 of Pelican City, Oregon; thence South 79°40' West along the Southerly right of way line of Pelican Bay Street a distance of 137.79 feet, more or less to the point of beginning, said tract being a portion of Lots 4, 5, and 6 of Block 4 of Pelican City, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

26.00

The true and actual consideration for this transfer is \$17,500.00.

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.

Dated this 12 day of December 2006.

Gerri Ladner
Gerri Ladner

STATE OF ALASKA)
) ss.
Anchorage Borough)
3rd Judicial District)

Personally appeared before me this 12th day of December 2006, the above-named Gerri Ladner, and acknowledged the foregoing instrument to be her voluntary act and deed. Before me:

Kelly Smith
Notary Public for Alaska
My Commission expires: 11-3-2009

