

2007-007493

Klamath County, Oregon



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04/26/2007 08:10:53 AM

Fee: \$26.00

AFTER RECORDING RETURN TO:

Michael Ratliff
Ratliff & Ratliff, P.C.
905 Main Street, Ste 200
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

Sherry A. Garrett
954 Lincoln Avenue NW
Piedmont, OK 73078

GRANTEES' NAME AND ADDRESS:

Sherry A. Garrett, 954 Lincoln Avenue NW, Piedmont, OK 73078
Sandra Alene Miller, 101 45 Southridge Drive, Oklahoma City, OK 73159

SEND TAX STATEMENTS TO:

Sherry A. Garrett
954 Lincoln Avenue NW
Piedmont, OK 73078

CLAIMING SUCCESSOR'S DEED

THIS INDENTURE Made this 28 day of March, 2007, by and between **SHERRY A. GARRETT**, the claiming successor of the small estate of **SAMMY MELVIN MILLER**, deceased, hereinafer called the first party, and **SHERRY A. GARRETT**, as to an undivided one-half interest and **SANDRA ALENE MILLER**, as to an undivided one-half interest; **as tenants in common**, hereinafter called the second party; **WITNESSETH:**

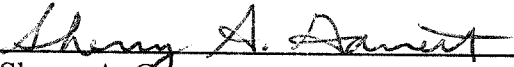
For value received and the consideration hereinafter stated, the receipt whereof hereby is acknowledged, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the second party and the second party's heirs, successors-in-interest and assigns all the estate, right and interest of the deceased at the time of decedent's death, and all the right, title and interest that the estate of the deceased by operation of law or otherwise may have thereafter acquired in that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Township 36, Range 11, Block Section 10, Tract Parcel
#5, Lot 6, as shown on the official records of the County
of Klamath, State of Oregon.

TO HAVE AND TO HOLD the same unto the second party, and second party's heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$-0-. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration. This deed is given pursuant to the Order Closing Small Estate Proceeding entered on ~~March~~ ^{April} 23, 2007, in the Matter of the Small Estate of Sammy Melvin Miller, prosecuted in the Circuit Court of the State of Oregon, Klamath County, as Case No. 0604772CV, and pursuant to the requirements of ORS 114.545(3).

IN WITNESS WHEREOF, the first party has executed this instrument; if the first party is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.


Sherry A. Garrett
Claiming Successor

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37(2004)). 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 DEPARMENT TO VERIFY APPROVED USES AND 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

STATE OF OKLAHOMA

)

) ss.

County of Canadian

)

On the 3-28-07 before me, Shelby Egender,
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Sherry A Garrett,
NAME(S) OF SIGNER(S)

☐ personally known to me - **OR** - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Shelby Egender
SIGNATURE OF NOTARY

