

2007-015267

Klamath County, Oregon



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08/28/2007 03:43:33 PM

Fee: \$21.00

GRANTOR NAME AND ADDRESS:

Small Estate of Helen R. Wakefield
c/o Roland R. Magland, Claiming Successor
PO Box 824
Klamath Falls, OR 97601

GRANTEE NAME AND ADDRESS:

Jeanne Steen
8391 Beverly Blvd. #437
Los Angeles, CA 90048

AFTER RECORDING RETURN TO:

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

SEND TAX STATEMENTS TO:

Grantee

DEED OF CLAIMING SUCCESSOR

ROLAND R. MAGLAND, as Claiming Successor of the Small Estate of Helen R. Wakefield, Deceased, in the Circuit Court of the State of Oregon for Klamath County, Case No. 0700825CV, **GRANTOR**, conveys and assigns unto JEANNE STEEN, **GRANTEE**, the following described real property situated in Klamath County, State of Oregon, legally described as follows, to-wit:

"The North 75 feet of Lot 4, Block 1, SHIVES ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon."

Tax Account No: 3809-029CD-00700-000

Key No: 367203

This deed is made in furtherance of the distribution of the above-referenced Small Estate, and the provisions of ORS 114.545(3) and the prior sale of the real property as evidenced by a Deed recorded October 23, 2006 at 2006-021269 records of Klamath County, Oregon.

"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 27 day of August, 2007.

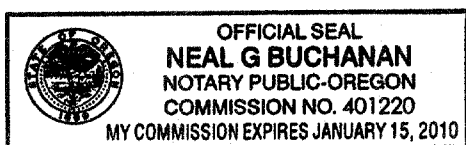
ESTATE OF HELEN R. WAKEFIELD

By Roland R. Magland

ROLAND R. MAGLAND, Claiming Successor

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 27 day of August, 2007, by Roland R. Magland, Claiming Successor of the Small Estate of Helen R. Wakefield.



Neal G. Buchanan
NOTARY PUBLIC FOR OREGON
My Commission Expires: 1-15-10