

2007-018531

Klamath County, Oregon



00034135200700185310010014

10/29/2007 03:17:55 PM

Fee: \$21.00

After Recording Return to:

BEN VASQUEZ

2345 E. Adeline Ave.
Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

BEN VASQUEZ

Same as above

DEED OF CLAIMING SUCCESSOR

ATE: 65226PC

APRIL D. CRIST, Claiming Successor of the Small Testate Estate of CATHERINE A. CRIST, aka CATHERINE ANN CRIST, aka CATHERINE CRIST, Deceased, in the Circuit Court of the State of Oregon for Klamath County, Case No. 0702618CV, GRANTOR, conveys and assigns unto ~~BEN VASQUEZ~~, GRANTEE, the following described real property situated in Klamath County, State of Oregon, legally described as follows, to-wit: *B.V.*

**** BENJAMIN VASQUEZ**

Lot 27, Block 306, DARROW ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 001 MAP 3809-033DD TL 08700 KEY #633951

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

The true and actual consideration for this conveyance is \$115,000.00.

IN WITNESS WHEREOF, the first party has executed this instrument; if 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.

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 DEPARTMENT 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)).

Dated October 12, 2007.

Small Testate Estate of CATHERINE A. CRIST, aka CATHERINE ANN CRIST, aka CATHERINE CRIST

April D. Crist
BY: APRIL D. CRIST, Claiming Successor

STATE OF OREGON, County of JACKSON ss.

This instrument was acknowledged before me on October 15, 2007 by APRIL D. CRIST who is the Claiming Successor of the Small Testate Estate of CATHERINE A. CRIST, aka CATHERINE ANN CRIST, aka CATHERINE CRIST, deceased.

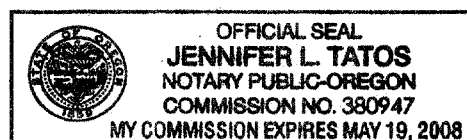
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00065226

Before me: *J. L. Tatos*
Notary Public for Oregon
My commission expires: May 19, 2008

Official Seal



121-14