

2007-020939

Klamath County, Oregon



12/14/2007 11:46:03 AM

Fee: \$26.00

After Recording Return to:

FRANK L. AYRES and KAREN S. AYRES

35885 S. Chilgozen Rd.  
Chiloquin, OR 97624

Until a change is requested all tax statements  
Shall be sent to the following address:

FRANK L. AYRES and KAREN S. AYRES

Same as above

### DEED OF CLAIMING SUCCESSOR

ATE: 65372PC

BROOKE LEIGH WOLCOTT BAXTER and KAYCE ANN WOLCOTT, as Claiming Successors of the Small Testate Estate of ARDINE MARIE WOLCOTT, aka ARDINE M. WOLCOTT, aka ARDINE WOLCOTT, Deceased, in the Circuit Court of the State of Oregon for Klamath County, Case No. 0704550CV, GRANTOR, conveys and assigns unto FRANK L. AYRES and KAREN S. AYRES, as tenants by the entirety, GRANTEE, the following described real property situated in Klamath County, State of Oregon, legally described as follows, to-wit:

Lot 2, Block 3, FIRST ADDITION TO EASTMOUNT, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 043 MAP 3909-001CD TL 02200 KEY #509444

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 \$110,000.00.

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 November 27, 2007.

Small Testate Estate of ARDINE MARIE WOLCOTT, aka ARDINE M. WOLCOTT, aka ARDINE WOLCOTT

BY: BROOKE LEIGH WOLCOTT BAXTER, Claiming Successor

Kayce Ann Wolcott  
BY: KAYCE ANN WOLCOTT, Claiming Successor

STATE OF OREGON, County of KLAMATH ) ss.

This instrument was acknowledged before me on December 14, 2007 by BROOKE LEIGH WOLCOTT BAXTER, who is a Claiming Successor of the Small Testate Estate of ARDINE MARIE WOLCOTT, aka ARDINE M. WOLCOTT, aka ARDINE WOLCOTT, deceased.

This document is filed at the request of:

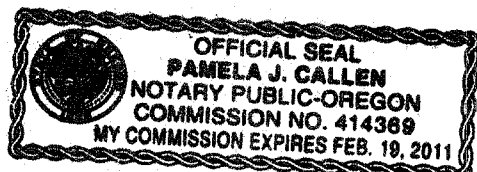


525 Main Street  
Klamath Falls, OR 97601  
00065372

Order No.:

Before me: Pamela J. Callen  
Notary Public for OREGON  
My commission expires: 02-19-2011

Official Seal



\$26-A

## ACKNOWLEDGMENT

State of California

County of Sutter

On December 06, 2007 before me,

Carrie Valdez

(here insert name and title of the officer)

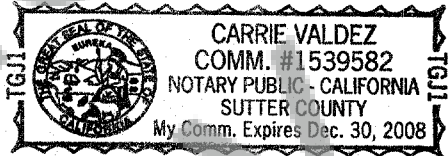
personally appeared Kayce Ann Wolcott

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

Signature

[Signature]



(Seal)