

2007-021483
Klamath County, Oregon



00037612200700214830020025

12/27/2007 09:11:35 AM

Fee: \$26.00

GRANTOR:

Helen Kay Hankins
Claiming Successor Small Estate
of Bessie Viola Bodnar
P O Box 323
Bonanza OR. 97623

GRANTEE:

John Andrew Bodnar
9700 Egert Road
Dairy OR. 97625

AFTER RECORDING RETURN TO:
Neal G. Buchanan
Attorney at Law
435 Oak Avenue
Klamath Falls, OR. 97601

DEED OF CLAIMING SUCCESSOR

HELEN KAY HANKINS, as Claiming Successor of the Small Estate of BESSIE VIOLA BODNAR, deceased, in the Circuit Court of the State of Oregon for Klamath County, Case No. 0703146 CV, GRANTOR, conveys and assigns unto JOHN ANDREW BODNAR, GRANTEE that certain real property situated in Klamath County, State of Oregon, and legally described on Exhibit A, attached hereto and incorporated by this reference herein as if fully set forth;

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

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 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 in compliance with the Judgment Vesting Property and Closing Small Estate entered in Klamath County Circuit Court Case No. 0703146 CV, Estate of BESSIE VIOLA BODNAR.

DATED this 20 day of December 2007.

ESTATE OF BESSIE VIOLA BODNAR

By Helen Kay Hankins
HELEN KAY HANKINS, CLAIMING SUCCESSOR

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on December 20, 2007, by HELEN KAY HANKINS, as Claiming Successor of the estate of Bessie Viola Bodnar..



Margaret John
NOTARY PUBLIC FOR OREGON
My Commission Expires: 9-12-2010

S $\frac{1}{2}$ SE $\frac{1}{4}$, Section 27; E $\frac{1}{2}$ NE $\frac{1}{4}$, Section 33; W $\frac{1}{2}$, SE $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$,
Section 34; NW $\frac{1}{4}$ NE $\frac{1}{4}$, Section 35, Township 37 S., R. 11 $\frac{1}{2}$
E.W.M.; Government Lots 1, 2 and 3, Section 3, Township 38
S., R. 11 $\frac{1}{2}$ E.W.M.; S $\frac{1}{2}$ SW $\frac{1}{4}$, Section 27; SW $\frac{1}{4}$ SW $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$,
Section 28; NW $\frac{1}{4}$ NE $\frac{1}{4}$, N $\frac{1}{2}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 33, Township 37
S., R. 11 $\frac{1}{2}$ E.W.M.; Government Lots 3 and 4, S $\frac{1}{2}$ NW $\frac{1}{4}$, excepting
portion lying East of railroad, Section 2, Township 38 S.,
R. 11 $\frac{1}{2}$ E.W.M.; N $\frac{1}{2}$ SW $\frac{1}{4}$, excepting portion lying East of rail-
road, Section 2, Township 38 S., R. 11 $\frac{1}{2}$ E.W.M.

ALSO the W $\frac{1}{2}$, Section 35, Township 37 S., R. 11 $\frac{1}{2}$ E.W.M.,
less railroad right of way

EXHIBIT A