

2008-016764

Klamath County, Oregon

GRANTOR NAME AND ADDRESS:

Small Estate of Virginia Dobson Benedict aka
Virginia D. Benedict aka Virginia C. Benedict
c/o 435 Oak Avenue
Klamath Falls OR 97601



12/23/2008 09:47:07 AM

Fee: \$26.00

GRANTEES NAME AND ADDRESS:

Kevin Ladd Benedict and Jon Richard Benedict
c/o E. Gene Crain
5030 Campus Drive
Newport Beach CA 92660-2120

AFTER RECORDING RETURN TO:

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

SEND TAX STATEMENTS TO:

Grantees

DEED OF CLAIMING SUCCESSOR

KEVIN LADD BENEDICT and JON RICHARD BENEDICT, AS CLAIMING SUCCESSORS OF THE SMALL ESTATE OF VIRGINIA DOBSON BENEDICT aka VIRGINIA D. BENEDICT aka VIRGINIA C. BENEDICT, DECEASED, IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR KLAMATH COUNTY, CASE NO. 0803409 CV, GRANTORS, conveys and assigns unto KEVIN LADD BENEDICT AND JON RICHARD BENEDICT each as to a one half undivided interest as Tenants in Common, GRANTEES, the following described real property situated in Klamath County, State of Oregon, legally described as follows, to-wit:

Lot 19, Block 11, Klamath Falls Forest Estates,
Highway 66 Unit, Plat number 1 according to the
official plat thereof on file with the Clerk of
Klamath County, Oregon.

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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92-010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007."

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 of assets from out of the above-referenced Small Estate.

DATED this 15 day of December, 2008.

ESTATE OF VIRGINIA DOBSON BENEDICT aka VIRGINIA D. BENEDICT aka VIRGINIA C. BENEDICT

BY Kevin Ladd Benedict
KEVIN LADD BENEDICT, Claiming Successor

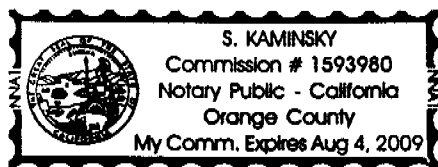
BY Jon Richard Benedict
JON RICHARD BENEDICT, Claiming Successor

State of California

County of Orange

On 12-15-2008 before me personally appeared KEVIN LADD BENEDICT personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

Kevin Ladd Benedict
KEVIN LADD BENEDICT



WITNESS my hand and official seal.

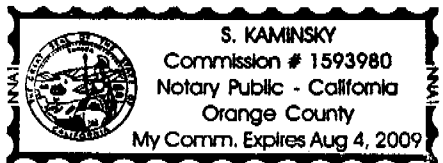
S. Kaminsky
NOTARY PUBLIC FOR CALIFORNIA
My Commission Expires 8-4-2009

State of California

County of Orange

On 12-15-2008 before me personally appeared JON RICHARD BENEDICT personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

Jon Richard Benedict
JON RICHARD BENEDICT



WITNESS my hand and official seal.

S. Kaminsky
NOTARY PUBLIC FOR CALIFORNIA
My Commission Expires 8-4-2009