

2009-004149

Klamath County, Oregon



00063041200900041490020028

03/24/2009 09:56:50 AM

Fee: \$26.00

Send tax statements to:

Dixie Beltramo
39 Madrone Rd.
Atherton, California
After recording return to: 94025

Donald V. Reeder
205 SE Fifth Street
Madras OR 97741

The true and actual consideration for this transfer is inheritance from the estate.

DEED OF CLAIMING SUCCESSOR

ROBERT GENE DIXON, the Claiming Successor of the Estate of Marie Vivian Dixon, deceased, as disclosed in the Circuit Court of the State of Oregon, for the County of Jefferson, Probate Department Case Number 08-PS-0007, hereinafter referred to as "Grantor", convey(s) to ROBERT G. DIXON, DIXIE L. BELTRAMO, and PAMELA S. LYON, as tenants in common, hereinafter referred to as "Grantees", all that real property situated in Klamath County, State of Oregon, described as:

A tract of land described as follows: Beginning at an iron pin on the North line of Lot 52 of Homecrest Subdivision which lies North 89° 49' East a distance of 120 feet from the iron pin which marks the Northwest corner of Lot 51 of Homecrest Subdivision in the Northwest quarter of the Northeast quarter of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, and running thence: Continuing North 89° 49' East along the North line of Lot 52 of Homecrest a distance of 60 feet to an iron pin; thence South 0° 11' East a distance of 120 feet to an iron pin; thence South 89° 49' West a distance of 60 feet to an iron pin; thence North 0° 11' West a distance of 120 feet, more or less to the point of beginning, said tract being a portion of Lot 52, Block H of Homecrest in the Northwest quarter of the Northeast quarter of Section 3, Township 39 South Range 9 East of the Willamette Meridian, in Klamath County, Oregon;

A tract of land described as follows: Beginning at an iron pin on the North line of Lot 52, of Homecrest Subdivision, which lies North 89° 49' East a distance of 180 feet from the iron pin which marks the Northwest corner of Lot 51 of Homecrest Subdivision in the Northwest quarter of the Northeast quarter of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, and running thence: Continuing North 89° 49' East along the North line of Lot 52 of Homecrest a distance of 20 feet to an iron pin which marks the North corner of Lots 52 and 53 of Homecrest Subdivision; thence South 45° 11' East along the Northeasterly line of Lot 53 a distance of 60 feet to an iron pin; thence South 30° 04' West a distance of 124 feet to an iron pin; thence North 0° 11' West 149.5 feet, more or less, to

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DEED OF CLAIMING SUCCESSOR

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GLENN, SITES, REEDER & GASSNER, LLP
ATTORNEYS AT LAW
205 S.E. Fifth Street, Madras, OR 97741 Ph. (541) 475-2272
Fax: (541) 475-3944

the point of beginning, said tract being a portion of Lots 52 and 53, Block H of Homecrest Subdivision in the Northwest quarter of the Northeast quarter of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in 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 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 T, TO VERIFY THAT 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.

DATED this 20 day of March, 2009.

Robert Gene Dixon

ROBERT GENE DIXON
Claiming Successor of the
Estate of Marie Vivian Dixon

STATE OF OREGON)
)ss.
County of Jefferson)

Personally appeared before me this 20 day of March, 2009, the above named ROBERT GENE DIXON, and acknowledged the above instrument to be his voluntary act as Claiming Successor aforesaid.

Ruth E Barringer
Notary Public for Oregon
My commission expires: 24 Aug 2009

