

Returned @ County

2009-011979
Klamath County, Oregon



09/08/2009 03:57:06 PM

Fee: \$21.00

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Barbara E. Padgett 5553 Sylvia Avenue Klamath Falls, OR 97603
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DEED OF CLAIMING SUCCESSOR

Barbara E. Padgett, Claiming Successor of the Small Estate of Lloyd Everett Hamilton, deceased, Grantor, conveys to Barbara E. Padgett, Grantee, the following described real property located in County, Oregon:

An undivided one-half interest in and to the Northeasterly 43-1/3 feet of Lot 1 in Block 60 of Nichols Addition to the City of Klamath, Oregon.

Two portions of Lot 9, Block 60, Nichols Addition to the City of Klamath Falls, Oregon, described as follows: Beginning at a point 138 Feet South of the Northeast corner of said Lot 9 on the West line of Lincoln Street; thence Westerly to a point 100 feet West and 92 feet South of the said Northeast corner of said Lot 9; thence Southerly 10 feet, more or less, to the Northwest corner of Lot 1 of said Block 60; thence Southeasterly along the Northeasterly line of said Lot 1 to Lincoln Street; thence North 40.22 feet, more or less, to the point of beginning.

Beginning at a point 98 feet South of the Northeast corner of said Lot 9 on the West line of Lincoln Street; thence Westerly to a point 100 feet West and 82 feet South of the said Northeast corner of said Lot 9; thence due South 10 feet; thence Easterly to the West line of Lincoln Street to a point 40 feet South of the point of beginning; thence North along the West line of Lincoln Street to the point of beginning.

The true and actual consideration for this conveyance is an inheritance.

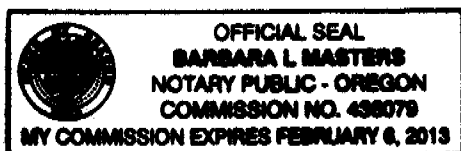
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED this 3rd day of September 2009.

Barbara E. Padgett
Personal Representative of the
Estate of Lloyd Everett Hamilton,
deceased

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared, Barbara E. Padgett, and acknowledged the foregoing to be her true act and deed. Before me:



[Signature]
Notary public for Oregon
My commission expires: 2-6-13