

2009-014240

Klamath County, Oregon



00074985200900142400020028

11/04/2009 02:46:00 PM

Fee: \$42.00

GRANTOR NAME AND ADDRESS:

Small Estate of Eugene Stephen Dunlea
aka Eugene S. Dunlea aka Gene Dunlea
c/o Patricia E. Dunlea
28949 Stateline Road
Malin OR 97632-9753

GRANTEE NAME AND ADDRESS:

Dennis J. Dunlea
P.O. Box 73
Malin OR 97632

AFTER RECORDING RETURN TO:

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

SEND TAX STATEMENTS TO:

Grantee

DEED OF CLAIMING SUCCESSOR

PATRICIA E. DUNLEA, as Claiming Successor of the Small Estate of Eugene Stephen Dunlea aka Eugene S. Dunlea aka Gene Dunlea, deceased, in the Circuit Court of the State of Oregon for Klamath County, Case No. 0902255CV, **GRANTOR**, conveys and assigns unto DENNIS J. DUNLEA, **GRANTEE**, any and all interest of the decedent, Eugene Stephen Dunlea aka Eugene S. Dunlea aka Gene Dunlea, had in and to that certain real property situated in Klamath County, State of Oregon, legally described as follows, to wit:

Lot 12, Block 26, Tract #1005, FOURTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file with the Clerk of Klamath County, Oregon.

Map Tax Lot: R-3907-026D0-09500-000 Prop ID R488895

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 434, 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 SECTION 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

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 distribution from Klamath County Circuit Court Case No. 0902255CV.

DATED : 11-2-09

Estate of Eugene Stephen Dunlea
aka Eugene S. Dunlea aka Gene Dunlea

By: Patricia E. Dunlea
PATRICIA E. DUNLEA

State of OREGON, County of Klamath) ss

This instrument was acknowledged before me on Nov. 2, 2009, by Patricia E. Dunlea.

WITNESS my hand and official seal.

Sharon L. Brown
NOTARY PUBLIC FOR OREGON
My Commission Expires: 2-13-11

