

2009-014249

Klamath County, Oregon

AFTER RECORDING RETURN TO:

Nathan J. Ratliff
Ratliff & Ratliff, P.C.
905 Main Street, Ste 200
Klamath Falls, OR 97601



11/05/2009 08:17:26 AM

Fee: \$42.00

GRANTOR'S NAME AND ADDRESS:

Tori D. Hill, Claiming Successor of the
Estate of Elsie M. Morris
P. O. Box 129
Malin, OR 97632

GRANTEES' NAME AND ADDRESS:

Leonard F. Morris
P. O. Box 129
Malin, OR 97632

Tori D. Hill
P. O. Box 129
Malin, OR 97632

SEND TAX STATEMENTS TO:

Tori D. Hill
P. O. Box 129
Malin, OR 97632

CLAIMING SUCCESSOR'S DEED

THIS INDENTURE Made this 3 day of NOV., 2009, by and between **TORI D. HILL**, the claiming successor of the small estate of **ELSIE M. MORRIS**, deceased, hereinafter called the first party, and **LEONARD F. MORRIS and TORI D. HILL**, hereinafter called the second party; **WITNESSETH:**

For value received and the consideration hereinafter stated, the receipt whereof hereby is acknowledged, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the second party and the second party's heirs, successors-in-interest and assigns all the estate, right and interest of the deceased at the time of decedent's death, and all the right, title and interest that the estate of the deceased by operation of law or otherwise may have thereafter acquired in that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

That certain real property located at 1842 Rosicky Street, Malin, Klamath County, Oregon, more particularly described as follows, to-wit:

Beginning at a point 355 feet West of the Northeast corner of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 16, Township 41 South, Range 12 East of the Willamette Meridian; thence South 327.75 feet; thence West 320 feet; thence North 216.75 feet to the Depot Road; thence along said Depot Road in a Northeasterly direction 340 feet to the place of beginning. LESS AND EXCEPTING the West 95.5 feet of said tract as described in deed from Clifford D. King et ux., to Guy Dutton Jr., et ux., recorded December 19, 1946, on page 119 of Volume 200 of Deed Records of Klamath County, Oregon.

SUBJECT TO: Covenants, conditions, reservations, restrictions, rights, rights of way, and easements now of record

Klamath County Map Tax Lot R-4112-016DC-01200-000
Property ID No.: R110445

TO HAVE AND TO HOLD the same unto the second party, and second party's heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$-0-. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration. This deed is given pursuant to the General Judgment Closing Small Estate Proceeding entered on NOV. 2, 2009, in the Matter of the Small Estate of Elsie M. Morris, prosecuted in the Circuit Court of the State of Oregon, Klamath County, as Case No. 0300820CV, and pursuant to the requirements of ORS 114.545(3).

IN WITNESS WHEREOF, the first party has executed this instrument the day and year first hereinabove written.

Tori D Hill
Tori D. Hill, Claiming Successor

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 3 day of NOV., 2009, by Tori D. Hill as the Claiming Successor of the Estate of Elsie M. Morris



Kay Heath
NOTARY PUBLIC FOR OREGON
My Commission expires: 10-27-10