2010-002845 Klamath County, Oregon

AFTER RECORDING RETURN TO: Nathan J.Ratliff Ratliff & Ratliff, P.C. 620 Main Street Klamath Falls, OR 97601

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03/02/2010 03:46:26 PM

GRANTOR'S NAME AND ADDRESS: *

Rachelle Gillerman

Rachelle Gillerman 15651 E. Imperial Hwy, Suite 202A 10850 E. Kentucky Auc La Mirada, CA 90638 Arahem, CA 42807

GRANTEES' NAME AND ADDRESS

The Estate of Barbara L. Abad

c/o Rachelle Gillerman

15651 E. Imperial Hwy, Suite 202A 6850 E. Kentucky Aux La Mirada, CA 90638 Anakim. CA 92807

SEND TAX STATEMENTS TO

Rachelle Gillerman

15651 E. Imperial Hwy, Suite 202A

La Mirada, CA 90638

6850 E. Kentucing Ave Ananein, CA 92807

CLAIMING SUCCESSOR'S DEED

THIS INDENTURE Made this // day of February, 2010, by and between RACHELLE GILLERMAN, the claiming successor of the small estate of BARBARA L. ABAD aka BARBARA LYNNE ABAD, deceased, hereinafer called the first party, and THE ESTATE OF BARBARA L. ABAD, 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:

The South half of the West half of Lot 11, Block 2; also known as lot 11D, Block 2, Klamath Falls Forest Estates Sycan Unit, as recorded in Klamath County, Oregon

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 February, 2010, in the Matter of the Small Estate of Barbara L. Abad aka Barbara Lynne Abad, prosecuted in the Circuit Court of the State of Oregon, Klamath County, as Case No. 0904226CV, and pursuant to the requirements of ORS 114.545(3).

IN WITNESS WHEREOF, the first party has executed this instrument; if the first party is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 CALIFORNIA)	
) ss.	
County of)	
•		
On the	before me,	
DATE		NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"
personally appeared		- (2)
	NAME(S) OF SIGNER(S)	
personally known to me - O	\mathbf{R} - \square proved to	me on the basis of satisfactory evidence to be
	the r	person(s) whose name(s) is/are subscribed to the
		in instrument and acknowledged to me that
		he/they executed the same in his/her/their
		orized capacity(ies), and that by his/her/their
		ature(s) on the instrument the person(s), or the
		y upon behalf of which the person(s) acted,
	exec	cuted the instrument.
	\sim \sim	
	WIT	NESS my hand and official seal.
		lee attachel
- 7 7	SIGNAT	URE OF NOTARY

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California)		
County of Ocange	}		
County of Orange	- 1		
On Prorugry 16, LOTO before me,	ATTIVYN HA SENTIFE Here Insert Name and Title of the Officer		
On February 16, 2010 before me,	Name(s) of Signer(s)		
	realine(s) of digital(s)		
KATHRYN A. SCHNEE Commission # 1826959 Notary Public - California Orange County My Comm. Expires Dec 15, 2012	who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/a/e subscribed to the within instrument and acknowledged to me that se/she/they executed the same in bis/her/their authorized capacity(ies), and that by bis/her/their signature(s) on the enstrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. Certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is rue and correct. WITNESS my hand and official seal.		
Place Notary Seal Above	Signature of Notary Public		
Though the information below is not required by law, it means and could prevent fraudulent removal and reat	pay prove valuable to persons relying on the document		
Description of Attached Document			
Title or Type of Document: Claiming Successor's Deed			
Document Date: 2/16/2010 Number of Pages: 1			
Signer(s) Other Than Named Above:			
Compaits (inc) Claimed by Simon(s)	1		
Capacity(ies) Claimed by Signer(s)			
Signer's Name:	Signer's Name:		
☐ Individual ☐ Corporate Officer — Title(s):	☐ Individual ☐ Corporate Officer — Title(s):		
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General		
☐ Attorney in Fact ☐ Attorney in Fact ☐ Attorney in Fact	Li Attorney in Fact OF SIGNER		
☐ Trustee Top of thumb here	☐ Trustee Top of thumb here		
Guardian or Conservator	☐ Guardian or Conservator		
Other:	□ Other:		
Signer Is Representing:	Signer Is Representing:		

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