

2010-010309

Klamath County, Oregon

**GRANTOR NAME AND ADDRESS:**

Estate of Brenton Thomas Artz Sr.  
c/o Debra Ann Loeffelbein  
125 SW 305<sup>th</sup> Street  
Federal Way WA 98023



00089521201000103090020021

08/31/2010 11:28:44 AM

Fee: \$42.00

**GRANTEE NAME AND ADDRESS:**

Debra Ann Loeffelbein  
125 SW 305<sup>th</sup> Street  
Federal Way WA 98023

**AFTER RECORDING RETURN TO:**

Neal G. Buchanan  
435 Oak Avenue  
Klamath Falls OR 97601

**UNTIL A CHANGE IS REQUESTED**

**SEND TAX STATEMENTS TO:**

Grantee

**CLAIMING SUCCESSOR'S DEED**

THIS INDENTURE made this 26 day of August, 2010, by and between **Debra Ann Loeffelbein, Claiming Successor of the Estate of Brenton Thomas Artz Sr., deceased, Klamath County Circuit Court Case No. 0904869CV**, hereinafter called the First Party and **Debra Ann Loeffelbein**, hereinafter called the Second Party

**WITNESSETH:**

For value received and the consideration hereinafter stated, the receipt whereof hereby being acknowledged, the First Party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Second Party and assigns all the estate, right and interest of the said deceased at the time of decedent's death, and all the right, title and interest that the said estate of said 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, legally described as follows, to wit:

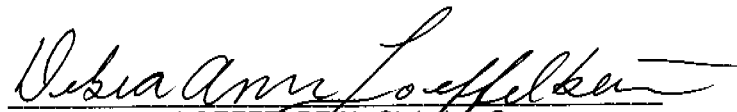
**Lot 07 in Block 28, FIRST ADDITION TO KLAMATH FOREST ESTATES,  
according to the official Plat thereof on record in the office of the  
Clerk of Klamath County, Oregon.**

TO HAVE AND TO HOLD the same unto the said Second Party and Second Party's assigns forever.

**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, 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 SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.**

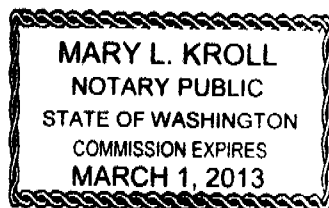
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ -0-. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being distribution from out of the above estate.


IN WITNESS WHEREOF, the said First Party has executed this instrument the 26 day of August, 2010.

  
DEBRA ANN LOEFFELBEIN, Claiming Successor  
of the Estate of Brenton Thomas Artz Sr.

STATE OF WASHINGTON     )  
  ) ss.  
County of King            )

The foregoing instrument was acknowledged before me this 26 day of August, 2010, by DEBRA ANN LOEFFELBEIN as Claiming Successor of the Estate of BRENTON THOMAS ARTZ SR., deceased.



  
Notary Public for Washington  
My commission expires: 3-1-13