

2010-010354

Klamath County, Oregon



00089575201000103540020022

09/01/2010 09:43:29 AM

Fee: \$42.00

CLAIMING SUCESSOR'S DEED

MAIL TAX STATEMENTS TO: Robert D. Allenby
P.O. Box 1706
Sisters, OR 97759

AFTER RECORDING RETURN TO: Sherman, Sherman, Johnnie & Hoyt, LLP
693 Chemeketa Street NE
P.O. Box 2247
Salem, OR 97308

ROBERT D. ALLENBY, Claiming Successor of the Small Estate of DONALD R. ALLENBY, SR., Deceased, Wasco County Probate No. P10-23, Grantor, grants, bargains, sells, and conveys to JANET K. TAYLOR, THOMAS E. ALLENBY, DONALD R. ALLENBY, JR. AND ROBERT D. ALLENBY, Grantees, an undivided 50% interest as tenants in common, the following described real property located in Klamath County, Oregon:

The Easterly Forty Nine (49) feet of Lot Thirteen (13) of Block Three Hundred (300) of DARROW ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. R615089

Subject to the rights in the above-described property granted to Robert L. Collman under the Last Will and Testament of Agnes E. Green dated August 20, 1982, admitted to probate as Klamath County Circuit Court Case No. 06-04974CV, which provides in Section IV.B.: "I specifically direct that Robert L. Collman may live in any residence, which I may own at the date of my death, as long as he desires, provided that during the time he resides in said residence, he pays all taxes, insurance and upkeep regarding said residence."

The true and actual consideration for this conveyance is distribution of decedent's estate, and stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

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 855, OREGON LAWS 2009. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND ACCPETING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFNINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITES ON THE LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQAUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 105.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 10th day of August, 2010.

By *Robert D. Allenby*
Robert D. Allenby, Claiming Successor of
the Small Estate of Donald R. Allenby, Sr.,
Deceased

STATE OF OREGON)
) ss.:
County of Deschutes)

The foregoing Claiming Successor's Deed was acknowledged before me this 10th day of August, 2010, by Robert D. Allenby, Claiming Successor, on behalf of the Small Estate of Donald R. Allenby, Sr., deceased.

Nicole B
Notary Public for Oregon

