

2010-013851

Klamath County, Oregon



00093672201000138510030035

12/06/2010 01:09:40 PM

Fee: \$47.00

GRANTOR NAME AND ADDRESS:

Small Estate of Gerald Douglas Hintz
aka Jerry D. Hintz aka Jerry Hintz
c/o Warren S. Hintz
3534 Mesa Court
Carmel, CA 93923

GRANTEE NAME AND ADDRESS:

Warren S. Hintz
3534 Mesa Court
Carmel, CA 93923

AFTER RECORDING RETURN TO:

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

SEND TAX STATEMENTS TO:

Grantee

DEED OF CLAIMING SUCCESSOR

WARREN S. HINTZ, as Claiming Successor of the Small Estate of GERALD DOUGLAS HINTZ, aka JERRY D. HINTZ aka JERRY HINTZ, deceased, in the Circuit Court of the State of Oregon for Klamath County, Case No. 1002687CV, **GRANTOR**, conveys and assigns unto WARREN W. HINTZ, **GRANTEE**, any and all interest the decedent had in and to that certain real property situated in Klamath County, State of Oregon, legally described as follows, to wit:

Lot 11, Block 3, ARROWHEAD VILLAGE, according to the official plat thereof on file with the Clerk of Klamath County, Oregon.

Lot 12, Block 3, ARROWHEAD VILLAGE, according to the official plat thereof on file with the Clerk of Klamath County, Oregon.

Map Tax Lot: R-3606-002BB-01900-000 Prop ID R307947

Map Tax Lot: R-3606-002BB-02000-000 Prop ID R308009

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, AND SECTIONS 2 TO 9, AND 17, 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 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, AND SECTIONS 2 TO 9, AND 17, CHAPTER 855
OREGON LAWS 2009.

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. 10002687V.

DATED : 11-30-10

Estate of GERALD DOUGLAS HINTZ aka
JERRY D. HINTZ aka JERRY HINTZ

By: Warren D. Hintz

State of CALIFORNIA, County of Monterey) ss

This instrument was acknowledged before me on 11-30, 2010, by WARREN W. HINTZ, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

Julie Taylor
NOTARY PUBLIC FOR CALIFORNIA

STATE OF CALIFORNIA)
COUNTY OF MONTEREY) ss.

On NOVEMBER 30, 2010, before me, JULIE TAYLOR, a Notary Public, personally appeared WARREN S. HINTZ, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Julie Taylor

Notary Public in and for the County of Monterey,
State of California

