

2010-014287

Klamath County, Oregon



00094179201000142870020020

12/17/2010 08:29:43 AM

Fee: \$42.00

Re-record to correct last  
name of second party.

After Recording Return To:  
Dutli & Borneman, LLP  
545 NE Seventh Street  
Prineville, OR 97754

2009-011866

Klamath County, Oregon



00072159200900118660020027

09/04/2009 08:53:59 AM

Fee: \$26.00

### CLAIMING SUCCESSOR'S DEED

THIS INDENTURE made this 1st day of September, 2009, by and between **Norma J. Detroit, Claiming Successor of the Small Estate of Norman W. Rupert**, deceased, filed in Klamath County Circuit Court as Case No. 09-01522CV, hereinafter called the first party, and **Norma J. <sup>Detroit</sup> Rupert**, as to an undivided one-half interest, and **Laura Needham**, as to an undivided one-half interest, as tenants in common, 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 second party's heirs, successors-in-interest 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 the 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:

Lot 18 of SUNRISE PARK, according to the official plat thereof on file and in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM, that portion conveyed to Ronald L. Griffith et ux by instrument recorded August 2, 1984, in Volume M84 at page 13098, Microfilm Records of Klamath County, Oregon, to wit:

Beginning at a point at the SE corner of Lot 18 which is marked by a 1" rebar, thence North 00°21'00" West 96.10 feet, more or less, along the East line of Lot 18 to the NE corner, thence westerly along the North line of Lot 18 a distance of 100 feet to a point, thence South 00°21'00" East 95.45 feet, more or less, to a point on the South line of Lot 18, thence East along the southerly line of Lot 18, 100 feet to the point of beginning. Together with a 1984 Landa manufactured home, Oregon license No. X181595

TO HAVE AND TO HOLD the same unto the said 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 true and actual consideration consists of or includes other property or value given or promised which is the whole) consideration.

Send tax statements to: **Norma J. Detroit, 2917 NE Yellowpine Rd., Prineville, OR 97754**

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

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 197.352.

Norma J. Detroit  
Norma J. Detroit, Claiming Successor of the  
Small Estate of Norman W. Rupert

STATE OF OREGON            )  
  ) ss.  
County of Crook            )

This instrument was acknowledged before me on September 1, 2009, by Norma J. Detroit, claiming successor of the small estate of Norman W. Rupert.



Codie L. Kriege  
Notary Public for Oregon  
My Commission Expires: 12-28-2012