

2011-000702

Klamath County, Oregon



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01/19/2011 01:53:46 PM

Fee: \$42.00

AFTER RECORDING RETURN TO:

Judith L. Sexton
4641 Cleveland Avenue
Klamath Falls, OR 97601

TAX STATEMENTS:

Until requested otherwise,
send all tax statements to:
Judith L. Sexton
4641 Cleveland Avenue
Klamath Falls, OR 97601

DEED OF AFFIANTS / CLAIMING SUCCESSORS

[Pursuant to ORS 114.545 - Small Estate]

Nina Jean Paxton, Jimmy (nmn) Whitlock and Richard C. Whitlock (affiants and "claiming successors" in the Affidavit of Claiming Successors of Small Estate filed in the Matter of the Estate of Eulalee E. Whitlock, Deceased, Klamath County Circuit Court No. 0702576CV and in the Matter of the Estate of Harvey L. Whitlock, Deceased, Klamath County Circuit Court No. 98-04055 CV), Grantors, pursuant to ORS 114.545, do hereby convey to JUDITH LEA SEXTON, Grantee, all right, title and interest in that real property situated in Klamath County, Oregon, described as follows:

PARCEL #1: Lot 4 and the westerly 1/2 of Lot 5, in Block 9, Stewart Addition, situated in Klamath County, Oregon [known as 4649 Cleveland Avenue, Klamath Falls, Tax Lot # R-3909-007CB-01300].

PARCEL #2: Lot 6 and the easterly 1/2 of Lot 5, in Block 9, Stewart Addition, situated in Klamath County, Oregon [known as 4641 Cleveland Avenue, Klamath Falls, Tax Lot # R-3909-007CB-01400].

Nina Jean Paxton, Jimmy (nmn) Whitlock and Richard C. Whitlock (as individuals), Grantors, do hereby remise, release and quitclaim unto JUDITH LEA SEXTON, Grantee, and unto Grantee's heirs, successors and assigns, all of Grantors' interests in the above-described real property.

The true and actual consideration for this conveyance is \$-0-. 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 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.

DATED this 17 day of April, 2009.

Nina Jean Paxton
Nina Jean Paxton

Jimmy Whitlock
Jimmy Whitlock

Richard C. Whitlock
Richard C. Whitlock

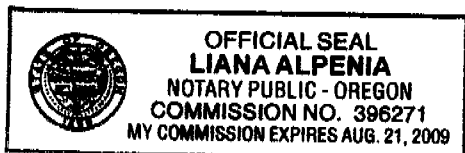
STATE OF OREGON)

) ss:

County of Jackson)

On the 17th day of APRIL, 2009, personally appeared the above named Nina Jean Paxton, and acknowledged the above instrument to be her voluntary act and deed as Affiant and Claiming Successor in the Estate of Eulalee E. Whitlock, Deceased, Klamath County Circuit Court Case No. 0702576CV.

Subscribed and sworn to before me Liana Alpenia, 2009.



Liana Alpenia
Notary Public for Oregon
My commission expires: AUG. 21, 2009

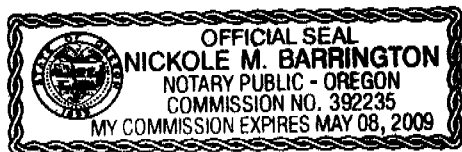
STATE OF OREGON)

) ss:

County of Klamath)

On the 23rd day of April, 2009, personally appeared the above named Jimmy (nmn) Whitlock and acknowledged the above instrument to be his voluntary act and deed as Affiant and Claiming Successor in the Estate of Eulalee E. Whitlock, Deceased, Klamath County Circuit Court Case No. 0702576CV.

Subscribed and sworn to before me April 23rd, 2009.



Nickole M. Barrington
Notary Public for Oregon
My commission expires: 5-8-2009

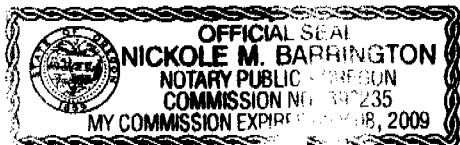
STATE OF OREGON)

) ss:

County of Klamath)

On the 23rd day of April, 2009, personally appeared the above named Richard C. Whitlock and acknowledged the above instrument to be his voluntary act and deed as Affiant and Claiming Successor in the Estate of Eulalee E. Whitlock, Deceased, Klamath County Circuit Court Case No. 0702576CV.

Subscribed and sworn to before me April 23rd, 2009.



Nickole M. Barrington
Notary Public for Oregon
My Commission Expires: 5-8-2009