

2011-004487

Klamath County, Oregon



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04/07/2011 09:51:17 AM

Fee: \$42.00

GRANTOR NAME AND ADDRESS:

Charles D. Coker, Claiming Successor
Estate of Doris Virginia Coker
410 Addison Street
Klamath Falls, OR. 97601

GRANTEE NAME AND ADDRESS:

Charles D. Coker
Feather Silver Eagle Rock
Sharon Denise Duke

AFTER RECORDING RETURN TO:

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

**SEND TAX STATEMENTS TO:
GRANTEES**

DEED OF CLAIMING SUCCESSOR

CHARLES D. COKER, as Claiming Successor of the Small Estate of DORIS VIRGINIA COKER, deceased, in the Circuit Court of the State of Oregon for Klamath County, Case No. 1004396CV **GRANTOR**, conveys and assigns unto CHARLES DONALD COKER, FEATHER SILVER EAGLE-ROCK and SHARON DENISE DUKES, each as to an undivided one third interest as tenants in common, **GRANTEES**, the following described real property situated in Klamath County, State of Oregon, legally described as follows, to wit:

a. Real Property:

**Lots 23, 24 and the Southerly half of Lot 25, Block 13,
INDUSTRIAL ADDITION to the city of Klamath Falls, Oregon,
according to the official plat thereof on file with the Clerk of
Klamath County, Oregon.**

Map No. R-3809-033BA-15000-000 Prop.ID R415919

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 424, 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 SECTIONS 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 in furtherance of distribution of the Small Estate.

Dated the 6 day of April, 2011

Charles D. Coker
CHARLES D. COKER,
CLAIMING SUCCESSOR

State of OREGON)
) ss
County of Klamath)

On April 6, 2011 before me Margaret John
personally appeared CHARLES D. COKER, who acknowledged the foregoing instrument to be his voluntary act and deed as Claiming Successor of the Estate of DORIS VIRGINIA COKER, deceased.



Margaret John
Notary Public for Oregon
My Commission Expires: 9-12-14