

Returned to Counter

2011-004491

Klamath County, Oregon

AFTER RECORDING RETURN TO:

Ratliff & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601



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04/07/2011 01:45:07 PM

Fee: \$42.00

GRANTOR'S NAME AND ADDRESS:

Eily Lamoureux
1608 Ivory Street
Klamath Falls, OR 97603

GRANTEES' NAME AND ADDRESS:

Eily Lamoureux, 1608 Ivory Street, Klamath Falls, OR 97603
Emeline Dunlea, P.O. Box 482, Noti, OR 97461
Jerri Wyman, 90144 Puddle Creak Road, Noti, OR 97461

SEND TAX STATEMENTS TO:

Eily Lamoureux
1608 Ivory Street
Klamath Falls, OR 97603

CLAIMING SUCCESSOR'S DEED

RECITALS

By way of a Statutory Bargain and Sale Deed recorded on March 2, 2006, in Book M06, Page 03834, of the Real Property Records of Klamath County, title to the hereinafter described property was vested in Patsy Dunlea and Jeanie Rose Cogdill, as tenants in common. The Estate of Patsy Dunlea is the subject of a Small Estate Proceeding prosecuted as Case No. 1004709CV in the Circuit Court of the State of Oregon, Klamath County, whereby the **undivided one-half interest** in the hereinafter described real property owned by Patsy Dunlea is being administered. The Claiming Successor executes this Claiming Successor's Deed pursuant to the provisions of ORS 114.545(3), for purposes of conveying the decedent's undivided one-half interest and to said property to the persons entitled thereto.

CONVEYANCE

THIS INDENTURE Made this 6th day of April, 2011, by and between **EILY LAMOUREUX**, the claiming successor of the small estate of **PATSY DUNLEA**, deceased, hereinafter called the first party, and **EILY LAMOUREUX**, as to an undivided one-third interest; **EMELINE DUNLEA**, as to an undivided one-third interest; and **JERRI WYMAN**, as to an undivided one-third 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 the second party's heirs, successors-in-interest and assigns all the estate, right and interest of the deceased at the time of decedent's death, and all the right, title and interest that the estate of the deceased by operation of 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 120, First Addition to Casitas, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Said parcel is also described as Klamath County Tax Assessor's Account No. R-3909-010CD-07900-000

This property is conveyed subject to real property taxes, assessments, interest, and penalties, if any, currently due and owing and is conveyed in its "as is" condition.

TO HAVE AND TO HOLD the same unto the second party, and second party's heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer is inheritance.

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

Eily Lamoureux
Eily Lamoureux
Claiming Successor

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37(2004)). 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 DEPARMENT TO VERIFY APPROVED USES AND 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

STATE OF OREGON)
) ss.
County of Klamath)

On the 6th day of April, 2011 before me, Wendy Jean Morrison
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Eily Lamoureux
NAME(S) OF SIGNER(S)

☒ personally known to me - OR - ☐ 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.



WITNESS my hand and official seal.

Wendy Jean Morrison
SIGNATURE OF NOTARY
My Commission Expires: June 7, 2011