

2011-005261

Klamath County, Oregon



04/28/2011 09:05:28 AM

Fee: \$42.00

AFTER RECORDING RETURN TO:

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

GRANTOR'S NAME AND ADDRESS:

Muriel K. Johnson, Claiming Successor
P. O. Box 63
Keno, OR 97627

GRANTEES' NAME AND ADDRESS:

Muriel K. Johnson
P. O. Box 63
Keno, OR 97627

SEND TAX STATEMENTS TO:

Muriel K. Johnson
P. O. Box 63
Keno, OR 97627

CLAIMING SUCCESSOR'S DEED

THIS INDENTURE Made this 27 day of April, 2011, by and between **MURIEL K. JOHNSON**, the claiming successor of the small estate of **MARIE THERESE NICHOLSON, aka MARIE T. NICHOLSON**, deceased, hereinafter called the first party, and **MURIEL K. JOHNSON**, 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:

That certain real property civilly described as 5131 Bristol Avenue,
Klamath Falls, Oregon, and more particularly described as follows, to-wit:

Parcel 3 of Land Partition 66-95 situated in the S $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ of
Section 11, Township 39 South, Range 9 East of the Willamette Meridian,
Klamath County, Oregon.

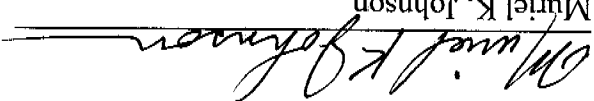
Property ID No. R879998
Map Tax Lot No.: R-3909-011DB-01202-000

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, stated in terms of dollars, is \$-0-. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration. This deed is given pursuant to the General Judgment

Closing Small Estate Proceeding entered on April 22, 2011, in the Matter of the Small Estate of Marie Therese Nicholson, aka Marie T. Nicholson, prosecuted in the Circuit Court of the State of Oregon, Klamath County, as Case No. 1004813CV, and pursuant to the requirements of ORS 114.545(3).

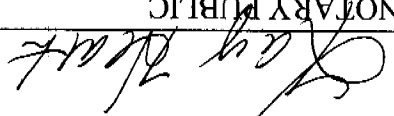
IN WITNESS WHEREOF, the first party has executed this instrument the day and year first above written.


Muriel K. Johnson
Claiming Successor

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

STATE OF OREGON; County of Klamath) ss.

This instrument was acknowledged before me on April 27, 2011, by Muriel K. Johnson, as the Claiming Successor of the Small Estate of Marie Therese Nicholson, aka Marie T. Nicholson.



NOTARY PUBLIC
My Commission expires: 10-27-14

