

2011-006271

Klamath County, Oregon



00102142201100062710040042

05/18/2011 03:04:01 PM

Fee: \$52.00

After recording, mail to:

Melvin D. Ferguson
514 Walnut Avenue
Klamath Falls, Oregon 97601

Send tax statements to:

Tia Dickinson
10531 Brownsville Street
Las Vegas, Nevada 89129

DEED OF SMALL ESTATE AFFIANT/CLAIMING SUCCESSOR DEED

Tia Dickinson, Claiming Successor of the Small Estate of Gloria Paulette Sheetz, pursuant to Klamath County Circuit Court Case No. 1100145CV, Grantor, conveys to Tia Dickinson, Grantee, the following described real property located in Klamath County, Oregon:

Lots 32 and 33, Block 104, Klamath Falls Forest Estates, Highway 66 Unit, Plat No. 4, Klamath County, Oregon

Map Tax Lot No.: 3711-036B0-02000-000 Property ID No.: R401531

There was no true and actual consideration for this conveyance; the conveyance is distributing assets of the Estate of Gloria Paulette Sheetz consistent with testamentary directions of the decedent and the attached Disclaimer of Interest in Real Property.

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.

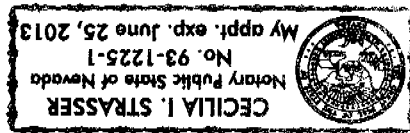
DATED: April 15th, 2011.

Tia Dickinson
Claiming Successor/Small Estate Affiant

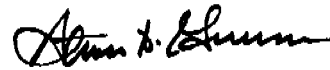
STATE OF Nevada
) ss. Marie
County of Clark

The above instrument was acknowledged by the above-named Tia Dickinson to be her voluntary act as Claiming Successor/Small Estate Affiant.

DATED: 4-15, 2011.



Cecilia I. Strasser
Notary Public for Clark County
Commission Expires: 6-25-2013



CLERK OF THE COURT

0272
Thomas M. Burns, Esq.
THOMAS M. BURNS, LTD.
Nevada Bar #000757
912 N. Eastern Ave.
Las Vegas, NV 89101
(702) 649-4276

Attorney for Petitioner

DISTRICT COURT
CLARK COUNTY, NEVADA

In the matter of the Estate of:

Case No: P 10-069482-E

GLORIA PAULETTE SHEETZ
Aka Paulette Sheetz
Aka G. Paulette Sheetz

DISCLAIMER OF INTEREST IN REAL
PROPERTY

Deceased.)

THIS DISCLAIMER AND ASSIGNMENT OF INTEREST is made this 17 day of
February 2011, by Barbara Sheetz-Burnett, in favor of Tia Dickinson, as to that certain
real estate having a legal description as follows:

APN 138-04-603-004

The South Half (S1/2) of the West Half (W1/2) of the Northwest Quarter (NW1/4) of the
Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section 4, Township 20
South, Range 60 East, M.D.B. & M.

EXCEPTING THEREFROM the South 150 feet thereof.

FURTHER EXEPTING THEREFROM the Westerly 30.00 feet as granted to the Clark
County for road, utilities and other public purposes.

Commonly known 4530 Conough, Las Vegas, Nevada 89108

ALSO to

Lots 32 and 33 Block 104, Klamath Falls Forest Estates, Highway 66 unit, Plat No. 4,
Klamath County Oregon

1 ALSO to

2 All of Lot 575, SWAINS CREEK PINE, UNIT 3, according to the Official Plat thereof, on
3 file in the Office of the Recorder of Kane County, State of Utah.

4 That the decedent had executed a Will which provides that the whole of the estate be distributed
5 equally between Tia Dickinson and Barbara Sheetz-Burnett.

6 Barbara Sheetz-Burnett is over the age of Eighteen (18) and wishes to and hereby does disclaim any
7 and all interest in the real properties of Gloria Paulette Sheetz.

8 NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties hereto

9 agree as follows:

10 1. Receipt: Assignees(s) hereby acknowledges receipt of the real property

11 IN WITNESS WHEREOF, the parties execute this Disclaimer as of the date first written

12 above.

13 By

14 Barbara Sheetz-Burnett, Disclaimant.

15 STATE OF NEVADA)

16 COUNTY OF CLARK)

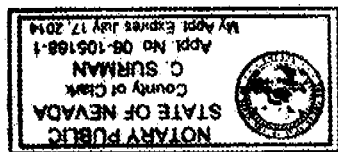
17 The undersigned being duly sworn states that she is a Heir and Disclaimant of the Estate of

18 the above named Decedent; that she has read the above and foregoing Disclaimer of Interest in Real

19 Property, knows the contents thereof, and that the same is true of her own knowledge, except for those

20 matters therein stated on information and relief, and as for those matters she believes them to be true.

21 BARBARA SHEETZ-BURNETT



22 SUBSCRIBED AND AFFIRMED to
23 Before me this 17 day of February 2011.
24 Notary Public

25 CERTIFIED COPY
DOCUMENT ATTACHED IS A
TRUE AND CORRECT COPY
OF THE ORIGINAL ON FILE
CLERK OF THE COURT