

2011-007274

Klamath County, Oregon



00103392201100072740020026

06/15/2011 01:36:45 PM

Fee: \$42.00

GRANTOR NAME AND ADDRESS:

Small Estate of Roxanne Anderson
c/o Aleta Chamberlen, Claiming Successor
4751 Bellm Drive #101
Klamath Falls OR 97603

GRANTEE NAME AND ADDRESS:

Aleta Chamberlen
4751 Bellm Drive #101
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:

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

SEND TAX STATEMENTS TO:

Grantee Aleta Chamberlen

DEED OF CLAIMING SUCCESSOR

ALETA CHAMBERLEN, as Claiming Successor of the Small Estate of ROXANNE ANDERSON, deceased, in the Circuit Court of the State of Oregon for Klamath County, Case No. 1003285CV, **GRANTOR**, conveys and assigns unto ALETA CHAMBERLEN, **GRANTEE** the following described real property situated in Klamath County, State of Oregon, legally described as follows, to wit:

a. Real Property:

Lot 6 in Block 1, of FIRST ADDITION TO VALLEY VIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

R-3909-012BB-07900-000 R 560244

b. Mobile Home:

Mobile Home located on real property civilly described as 4751 Bellm Drive #101, bearing Oregon Plate No. KLAM7683 and Serial No. 1S700172G.

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

Recorded @ County

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 distribution from out of the above referenced Estate.

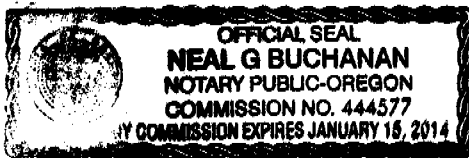
DATED: June 15, 2011

Estate of ROXANNE ANDERSON

By: Aleta B. Chamberlen
ALETA CHAMBERLEN,
Claiming Successor

State of OREGON)
) ss
County of Klamath)

On June 15, 2011 before me Neal G Buchanan
personally appeared ALETA CHAMBERLEN, who acknowledged the foregoing instrument to be her voluntary act and deed as Claiming Successor of the Estate of ROXANNE ANDERSON, deceased.



Neal G Buchanan
Notary Public for Oregon
My Commission Expires: 1-15-14