· MC92955-DS

2012-003834 Klamath County, Oregon



04/12/2012 11:27:59 AM

Fee: \$42.00

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601 MAIL TAX STATEMENTS: Deborah Eischen-Graves P.O. Box 52 Lakewood, CA 90714

GRANTORS:

Nancy A. Merickel, Claiming Successor of the Small Estate of John Will Foster Jr. 670 Silver Lake Road Oak Harbor, WA 98277, and

Nancy A. Merickel, individually 670 Silver Lake Road Oak Harbor, WA 98277

GRANTEE: Deborah Eischen-Graves P.O. ox 52 Lakewood, CA 90714

DEED OF CLAIMING SUCCESSOR

Nancy A. Merickel, Claiming Successor of the Small Estate of John Will Foster, Jr., deceased, and Nancy A. Merickel, individually, Grantor, conveys to Deborah Eischen-Graves, Grantee, the following described real property located in Klamath County, Oregon:

PARCEL 1: Lots 27, Block 28 of FOURTH ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2: The Westerly 120 feet of Lots 28 and 29, Block 28 of FOURTH ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 3: Government Lots 17, 18, 19, 22, 23, 24 and 25 in Section 12, Township 36 South Range 10 East of the Willamette Meridian lying North and East of the Sprague River and North of the Slough located in Lots 24 and 25 and Southerly of Block 28 of the 4th ADDITION NIMROD RIVER PARK, and Westerly of the Southerly prolongation of the West side line of Lot 30, Block 28 to the North line of the Slough.

PARCEL 4: All that portion of Government Lot 27 (N%SE%SW%) lying North of the Sprague River in Section 12, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

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The true and actual consideration for this conveyance is Fifty Thousand and no/100 Dollars (\$50,000.00).

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED this 29 day of March 2012.

Nancy A. Merickel, as Claiming Successor of the Small Estate of John Will Foster, Jr.

Nancy A. Merickel, Individually

STATE OF WASHINGTON)

County of Island

Personally appeared before me this 20 day of MOVCh 2012 the above-named Nancy A. Merickel, as Claiming Successor of the Small Estate of John Will Foster Jr. and individually, and acknowledged the foregoing instrument to be her voluntary act and deed. Before me:

NICOLE A MCCLASKEY **NOTARY PUBLIC** STATE OF WASHINGTON COMMISSION EXPIRES 04/15/2015

Notary Public for Washington
My Commission expires: 4/5.2015