



00128285201200136140020021

12/07/2012 09:56:36 AM

Fee: \$42.00

GRANTOR NAME AND ADDRESS:

Marcia Louise Patrick
Claiming Successor of the
Estate of June Ethel Seifner
2933 NE Bluebell Lane
Bend, OR 97701

GRANTEE NAME AND ADDRESS:

Kathryn Lee Ross and Larry Ross, Husband and Wife
1157 Ranch Point Way
Antioch, CA 94531

AFTER RECORDING RETURN TO:

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

SEND TAX STATEMENTS TO:

Grantees

DEED OF CLAIMING SUCCESSOR

MARCIA LOUISE PATRICK, Claiming Successor of the Estate of June Ethel Seifner, deceased, in the Circuit Court of the State of Oregon for Klamath County, Case No. 1003730CV, **GRANTOR**, conveys and assigns unto KATHRYN LEE ROSS and LARRY ROSS, husband and wife, **GRANTEES** any and all interest the decedent had in and to that certain real property situated in Klamath County, State of Oregon, legally described as follows, to wit:

A part of Tract No. 31 of KIELSMEIER ACRE TRACTS, Klamath County, Oregon, more particular described as follows:

Beginning at a point on the Westerly line of said Tract 31 which is 6.0 feet North of Southwesterly corner of said Tract 31; thence, Easterly and parallel to the South line of said tract to the East line of said tract; thence, North along the East line of said tract to its intersection with the East-West center line of said tract; thence, West along said East-West center line to its intersection with the West line of said tract; thence, South along said West line to point of beginning.

#0 Consideration

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 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 and sections 2 to 7, CHAPTER 8, OREGON LAWS 2010. 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 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS, 2010."

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 Klamath County Circuit Court Case No. 100373CV.

DATED : 10-25-2012

Estate of JUNE ETHEL SEIFNER

By: Marsia Louise Patrick
Marsia Louise Patrick
Claiming Successor

STATE OF OREGON, County of Klamath) ss.

On the 25 day of October 2012 before me Suzanne Marie Celaschi personally known to me) or known by Id to be the person whose name is subscribed in this instrument, and acknowledged that she executed the same.



Suzanne Marie Celaschi
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES: February 6, 2016