

2013-001431

Klamath County, Oregon



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02/07/2013 03:41:49 PM

Fee: \$42.00

<b>RETURN TO:</b> Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	<b>MAIL TAX STATEMENTS:</b> Jesse Wayne Martin P.O. Box 213 Klamath Falls, OR 97601
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**GRANTOR:**

Mary Sue Martin McNabb,  
Claiming Successor of the Small Estate of  
Mary Matilda Martin aka Tilda Martin  
P.O. Box 165  
Gerber, CA 96035

**GRANTEE:**

Jesse Wayne Martin  
P.O. Box 213  
Klamath Falls, OR 97601

**DEED OF CLAIMING SUCCESSOR**

Mary Sue Martin McNabb, Claiming Successor of the Small Estate of  
Mary Matilda Martin aka Tilda Martin, deceased, Grantor, conveys to  
Jesse Wayne Martin, Grantee, the following described real property  
located in Klamath County, Oregon:

Lot 6 in Block 7 of PLEASANT VIEW TRACTS, according to the duly  
recorded plat thereof on file in the office of the county clerk  
of Klamath County, Oregon.

The true and actual consideration for this conveyance is an  
inheritance.

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 31 day of February 2013.

*Mary Sue Martin McNabb*

Mary Sue Martin McNabb, as Claiming  
Successor of the Small Estate of  
Mary Matilda Martin aka Tilda  
Martin

STATE OF CALIFORNIA     )  
  ) ss.  
County of Tehama         )

Personally appeared before me this \_\_\_\_ day of \_\_\_\_\_ 2013  
the above-named Mary Sue Martin McNabb, as Claiming Successor of the  
Small Estate of Mary Matilda Martin aka Tilda Martin, and acknowledged  
the foregoing instrument to be her voluntary act and deed. Before me:

*please see attached*  
Notary Public for California  
My Commission expires: 12-8-2015

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of TEHAMA

On 02-01-2013

Date

before me,

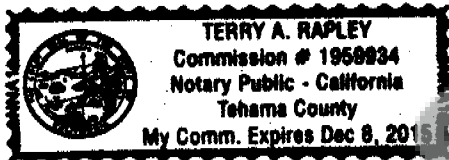
TERRY A. RAPLEY, Notary Public

Here Insert Name and Title of the Officer

personally appeared

MARY JANE McLELLAN

Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature:

Terry A. Rapley

Signature of Notary Public

Place Notary Seal Above

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document: DEED OF CLAIMING JOINT TENANT

Document Date: 02-01-2013

Number of Pages: 1 plus ack

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here