

2013-001432

Klamath County, Oregon



00131048201300014320020023

02/07/2013 03:42:55 PM

Fee: \$42.00

Returned to Consignor

RETURN TO:  
Brandsness, Brandsness & Rudd P.C.  
411 Pine Street  
Klamath Falls, OR 97601

MAIL TAX STATEMENTS:  
Charles W. Yockey  
P.O. Box 852  
Keno, OR 97627

**GRANTOR:**

Charles W. Yockey,  
Claiming Successor  
P.O. Box 852  
Keno, OR 97627

**GRANTEE:**

Charles W. Yockey  
P.O. Box 852  
Keno, OR 97627

Marion M. Lipe  
P.O. Box 153  
Keno, OR 97627

Charlene M. Manning  
P.O. Box 302  
Keno, OR 97627

**DEED OF CLAIMING SUCCESSOR**

Charles W. Yockey, Claiming Successor of the Small Estate of Esther Chloe Melanson aka Esther C. Yockey, deceased, Grantor, conveys to Charles W. Yockey, Marion M. Lipe and Charlene M. Manning, tenants in common, Grantee, the following described real property located in Klamath County, Oregon:

Parcel 1 of Land Partition 58-06 being a replat of Parcel 2 of Land Partition 41-00, situated in the SE $\frac{1}{4}$  of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

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

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTIN STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. 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. 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 214.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERWS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.366 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010 THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY BE SUBJECT TO SPECIAL ASSESSMENT UNDER ORS 358.505.

DATED this 4<sup>th</sup> day of January 2013.

Charles W. Yockey  
Charles W. Yockey, Claiming  
Successor of the Small Estate of  
Esther Chloe Melanson, deceased

STATE OF Oregon       )  
                                  ) ss.  
County of Klamath     )

Personally appeared, Charles W. Yockey, and acknowledged the foregoing to be his true act and deed. Before me:

Karen A Baker  
Notary public for Oregon  
My commission expires: 9.20.2013

