

2013-007717

Klamath County, Oregon



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07/08/2013 03:47:27 PM

Fee: \$42.00

GRANTOR NAME AND ADDRESS:

Gordon Leroy Luft
Claiming Successor to the Small Estate
of Annie Mildred Luft
12015 43rd Drive SE
Everett, WA 98208

GRANTEE NAME AND ADDRESS:

Kyle Alexander Luft
4008 Delaware
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:

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

SEND TAX STATEMENTS TO:

Grantee

DEED OF CLAIMING SUCCESSOR

GORDON LEROY LUFT, Claiming Successor of the Estate of Annie Mildred Luft, deceased, in the Circuit Court of the State of Oregon for Klamath County, Case No. 1300871CV, **GRANTOR**, conveys and assigns unto **KYLE ALEXANDER LUFT, GRANTEE** 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:

The East 5 feet of Lot 32 and all of Lot 24 in
Townsend Tracts, according to the official plat
thereof on file with the Clerk of Klamath County,
Oregon

This deed is made in furtherance of the distribution of the above-referenced Small Estate, and the provisions of ORS 114.545(3).

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. 1300871CV.

"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."

DATED : 7-1-13

Estate of ANNIE MILDRED LUFT

By: Gordon L. Luft
Gordon Leroy Luft, Claiming Successor

STATE OF ~~OREGON~~ ^(E) Washington County of ~~Klamath~~ ^(E) Shoshone ss.

This instrument was acknowledged before me on 1st July, 2013 by
Gordon Leroy Luft, Claiming Successor.

NOTARY PUBLIC
STATE OF WASHINGTON
KYOUNGJA NAKIM
My Appointment Expires
AUGUST 29, 2014

Nakim
NOTARY PUBLIC FOR ~~OREGON~~ Washington
MY COMMISSION EXPIRES: August 29, 2014