

2013-012419

Klamath County, Oregon



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11/05/2013 11:03:19 AM

Fee: \$47.00

After Recording Return to:

Nathan J. Ratliff
Parks & Ratliff, P.C.
620 Main Street
Klamath Falls, OR 97601

COVER PAGE

CLAIMING SUCCESSOR'S DEED

Grantor's Name and Address:

Condit and Associates,
Claiming Successor of the
Estate of Jo An S. Ashley
13912 W. Stardust Blvd. #200
Sun City West, AZ 85375

Grantee's Name and Address:

Christine Stewart
39 Birchwood Drive
Portsmouth, RI 02871

Send Tax Statements To:

Christine Stewart
39 Birchwood Drive
Portsmouth, RI 02871

GRANTOR'S NAME AND ADDRESS:

Condit and Associates, Claiming Successor of the
• Estate of Jo An S. Ashley
13912 W. Stardust Blvd. #200
Sun City West, AZ 85375

GRANTEES' NAME AND ADDRESS:

Christine Stewart
39 Birchwood Drive
Portsmouth, RI 02871

SEND TAX STATEMENTS TO:

Christine Stewart
39 Birchwood Drive
Portsmouth, RI 02871

CLAIMING SUCCESSOR'S DEED

THIS INDENTURE Made this 21st day of October, 2013, by and between **CONDIT AND ASSOCIATES, LLC**, the claiming successor of the small estate of **JO AN S. ASHLEY**, deceased, hereinafer called the first party, and **CHRISTINE STEWART**, hereinafter called the second party; **WITNESSETH:**

For value received and the consideration hereinafter stated, the receipt whereof hereby is acknowledged, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the second party and the second party's heirs, successors-in-interest and assigns all the estate, right and interest of the deceased at the time of decedent's death, and all the right, title and interest that the estate of the deceased by operation of law or otherwise may have thereafter acquired in that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

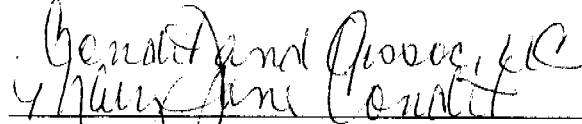
Lot 19, Block 25, FIRST ADDITION TO KLAMATH
FOREST ESTATES, according to the official plat
thereof on file in the office of the County Clerk of
Klamath County, Oregon.

Prop ID No.: R267552; Map Tax Lot No.: R-3510-026A0-02800-000

TO HAVE AND TO HOLD the same unto the second party, and second party's heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$-0-. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration. This deed is given pursuant to the Order Closing Small Estate Proceeding entered on ~~October~~ November 4, 2013, in the Matter of the Small Estate of Jo An S. Ashley, prosecuted in the Circuit Court of the State of Oregon, Klamath County, as Case No. 1302491CV, and pursuant to the requirements of ORS 114.545(3).

IN WITNESS WHEREOF, the first party has executed this instrument; if the first party is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.



Mary Jane Condit, President of
Condit And Associates, LLC,
Claiming Successor

Ruby Grabowski
SIGNATURE OF NOTARY