After Recording Return to: Nathan J. Ratliff Parks & Ratliff, P.C. 620 Main Street Klamath Falls, OR 97601 2013-012419 Klamath County, Oregon

00144670201300124190030032

11/05/2013 11:03:19 AM

Fee: \$47.00

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

Send Tax Statements To: Christine Stewart 39 Birchwood Drive Portsmouth, RI 02871 Grantee's Name and Λddress: Christine Stewart 39 Birchwood Drive Portsmouth, RI 02871 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 2/5 day of Ctober, 2013, by and between CONDIT AND ASSOCIATES, LLC, the claiming successor of the small estate of JO AN S. ASHLEY, deceased, hereinafter 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.

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

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 INOUIRY 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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

STATE OF ARIZONA)	
) ss.	
County of Maricopa)	
On the October 21, 2	<u>013</u> before me,	NAME, TITLE OF OFFICER . E.G., "JANE DOE, NOTARY PUBLIC"
personally appeared \(\int \)	lary Jane	Condit
	NAME(S) OF SIGNER(S)	



personally known to me - OR - • 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.

WITNESS my hand and official seal.