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02/11/2014 12:01:16 PM

Fee: \$47.00

GRANTOR NAME AND ADDRESS:

Galen Cox
Claiming Successor of the Small Estate
of Ruth Carla Cox aka Ruth Carla Miller
416 E. Elder St
Dike, IA 50624

GRANTEE NAME AND ADDRESS:

Galen Cox, Dianna Lewis
Gloria Cox, Cathy Miller
416 E. Elder St.
Dike, IA 50624

AFTER RECORDING RETURN TO:

Neal G. Buchanan, Attorney
435 Oak Avenue
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Grantees

DEED OF CLAIMING SUCCESSOR

GALEN COX, Claiming Successor of the Estate of Ruth Carla Cox aka Ruth Carla Miller, deceased, in the Circuit Court of the State of Oregon for Klamath County, Case No. 1303991CV, **GRANTOR**, conveys and assigns unto the individuals in the undivided interests as tenants in common as follows:

Dianna Lewis, one-sixth (1/6)
Gloria Cox, one-sixth (1/6)
Cathy Miller, one-sixth (1/6)
Galen Cox, one-half (1/2)

GRANTEES, 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:

Lots 42 & 43, PONDEROSA PARK, according to the official plat thereof on file in the office of the County 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. 1303991CV.

"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: FEB 6, 2014 Estate of RUTH CARLA COX aka RUTH CARLA
MILLER
By: Galen J Cox
Galen Cox, Claiming Successor

STATE OF IOWA
COUNTY OF Black Hawk ss.

On this 6th day of February, 2014, before me, a Notary Public personally appeared Galen Cox, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their voluntary act and deed.

Stephanie C. Wallsteadt

NOTARY PUBLIC FOR IOWA

PRINT NAME: Stephanie C. Wallsteadt

(Seal, if any)

MY COMMISSION EXPIRES

9/8/15

