

2014-003547

Klamath County, Oregon



00151410201400035470030030

04/17/2014 10:48:11 AM

Fee: \$52.00

GRANTOR NAME AND ADDRESS:

Donald A. Rider
Claiming Successor of the Small Estate of Evelyn A. Hartell
3838 Crest Street
Klamath Falls, OR 97603

GRANTEE NAME AND ADDRESS:

Donald A. Rider
3838 Crest Street
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

DONALD A. RIDER, Claiming Successor of the Estate of Evelyn Agnatha Elanor-Betty Hartell aka Evelyn Agnatha Eleanor Hartell aka Betty Hartell, deceased, in the Circuit Court of the State of Oregon for Klamath County, Case No. 1304311CV (who took title as Evelyn A. Hartell) **GRANTOR**, conveys and assigns unto DONALD A. RIDER, **GRANTEE** any and all interest the decedent had in and to that certain real property situated in Klamath County, State of Oregon, legally described on Exhibit A, attached hereto and incorporated by this reference herein as is fully set forth.

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. 1304311CV.

"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 : 4-17-14

Estate of EVELYN AGNATHA ELANOR-BETTY
HARTELL aka EVELYN AGNATHA ELEANOR HARTELL
aka BETTY HARTELL (who took title as EVELYN A.
HARTELL)

By: Donald A. Rider
Donald A. Rider, Claiming Successor

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on April 17, 2014 by
Donald A. Rider, Claiming Successor.



Margaret A. John
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES: 9-12-14

EXHIBIT A

Beginning at a point which is the NW corner of the SW 1/4 of the NE 1/4 (SW 1/4 of NE 1/4) of Section Seven (7) in T thirty-eight (38), South of R nine (9), E. of the W.M.; thence, E. along the N. side of said SW 1/4 of the NE 1/4 (SW 1/4 of NE 1/4), four hundred forty-seven and five tenth (447.5) feet; thence S. three hundred sixty-two (362) feet to the middle of the County Road; thence, N. Seventy-two (72) degrees twenty-four (24) minutes W., four hundred sixty-nine and three tenth (469.3) feet along said County Road to the W. side of said SW 1/4 of the N.E. 1/4 (SW 1/4 of NE 1/4); thence, N. along said line two hundred twenty (220) feet to the place of beginning, containing (3) acres, more or less, and being the same land as described in deeds as recorded in Book 64 at pages 326-7 and in Book 162 at page 563 in Deed Records of Klamath County, Oregon.