

2014-003736

Klamath County, Oregon



00151629201400037360040043

04/21/2014 03:08:24 PM

Fee: \$57.00

GRANTOR NAME AND ADDRESS:

Linda M. Bennett
Claiming Successor of the Small Estate
of Thomas Wayland Evers and Rafaelita Isabel Evers
3013 Seminole Drive
Redding, CA 96002

Donald C. Chapman
Claiming Successor of the Small Estate
of Thomas Wayland Evers and Rafaelita Isabel Evers
2060 Olive Avenue
Redding, CA 96001

GRANTEE NAME AND ADDRESS:

Linda M. Bennett
Claiming Successor of The Evers 1998 Trust
3013 Seminole Drive
Redding, CA 96002

Donald C. Chapman
Claiming Successor of The Evers 1998 Trust
2060 Olive Avenue
Redding, CA 96001

AFTER RECORDING RETURN TO:

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

SEND TAX STATEMENTS TO:

Evers 1998 Trust
2060 Olive Avenue
Redding, CA 96001

DEED OF CLAIMING SUCCESSOR

Linda M. Bennett and Donald C. Chapman, Claiming Successors of the Estate of Thomas Wayland Evers and Rafaelita Isabel Evers, deceased, in the Circuit Court of the State of Oregon for Klamath County, Case No. 1304178CV, **GRANTORS**, convey and assign unto Linda M. Bennett and Donald C. Chapman, Successor Trustees of the Evers 1998 Trust dated July 7, 1998 **GRANTEE**, any and all interest the decedents 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 it 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. 1304178CV.

"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 Thomas Wayland Evers and Rafaelita Isabel Evers

By: Linda M. Bennett
Linda M. Bennett, Claiming Successor

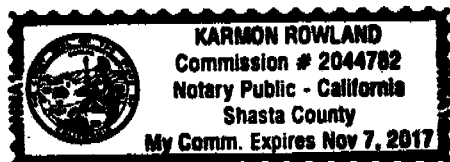
STATE OF CALIFORNIA

County of Shasta) ss.

On April 17, 2014 before me, Karmon Rowland, Notary Public
Date Name and Title of the officer

personally appeared Linda M. Bennett
Name of Signer

who proved to me on the basis of satisfactory evidence to be the person(s) whose name is 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.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature Karmon Rowland
Signature of Notary Public

Place Notary Seal Above

Estate of Thomas Wayland Evers and Rafelita Isabel Evers

DATED: 4/16/14

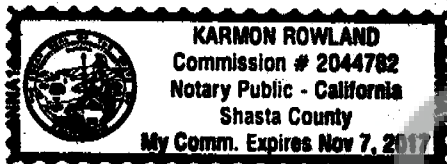
By: Donald C. Chapman
Donald C. Chapman, Claiming Successor

STATE OF CALIFORNIA

County of Shasta ss.

On April 16, 2014 before me, Karmon Rowland, Notary Public
Date Name and Title of the officer

personally appeared Donald C Chapman
Name of Signer



who proved to me on the basis of satisfactory evidence to be the person(s) whose name is subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~he/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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature Karmon Rowland
Signature of Notary Public

Place Notary Seal Above

EXHIBIT "A"

Lot 2, Block 5, LONE PINE ON THE SPRAGUE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH an undivided 1/80th interest in and to the following:

A tract of land situated in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 11 and the NE $\frac{1}{4}$ of Section 14, all in Township 35 South, Range 9 E.W.M., Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the West line of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 11, said point being North 0 degrees 07'13" West a distance of 71.79 feet from the South one-fourth corner of said Section 11; thence South 62 degrees 56'13" East 572.55 feet; thence on the arc of a 130-foot radius curve to the right 24.17 feet; thence South 52 degrees 1'05" East 440.74 feet; thence on the arc of a 130-foot radius curve to the right 33.42 feet; thence South 37 degrees 33'14" East 141.09 feet; thence on the arc of a 130-foot radius curve to the right 71.41 feet; thence South 06 degrees 04'53" East 158.13 feet; thence on the arc of a 70-foot radius curve to the left 78.84 feet; thence South 71 degrees 26'17" East 279.26 feet; thence South 72 degrees 03'37" East 210.79 feet; thence on the arc of a 130-foot radius curve to the right 129.94 feet; thence South 14 degrees 47'22" East 269.56 feet; thence South 30 degrees East to the intersection with the thread or centerline of Sprague River; thence Northwesterly along the thread of the Sprague River to its intersection with the West line of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 11; thence South 0 degrees 07'13" East along said west line to the point of beginning.