

AmeriTitle
MTC 10013MS

2014-007454
Klamath County, Oregon
07/15/2014 03:18:12 PM
Fee: \$47.00

GRANTOR NAME AND ADDRESS
Small Estate of Ralph I. McNutt

GRANTEES NAMES AND ADDRESSES
Norma Dee Rice
1208 SE 104th Avenue
Vancouver, WA 98664

Audrey Kay Todd
PO Box 6264
Crestline, CA 92325

Gail Eva McNutt
PMB 153
106 NW "F" Street
Grants Pass, OR 97527

AFTER RECORDING RETURN TO:
Douglas V. Osborne
439 Pine Street
Klamath Falls, OR 97601

SENT TAX STATEMENTS TO:
Norma Dee Rice
1208 SE 104th Avenue
Vancouver, WA 98664

DEED OF CLAIMING SUCCESSOR

Norma Dee Rice, Claiming Successor of the Small Estate of Ralph I. McNutt, deceased, in the Circuit Court of the State of Oregon for Klamath County, Case No. 0302237CV, GRANTOR, conveys and assigns unto AUDREY KAY TODD, GAIL EVA MCNUTT AND NORMA DEE RICE each as to a one-sixth undivided interest as tenants in common, GRANTEES, the following described real property situated in Klamath County, State of Oregon, legally described as follows, to-wit:

MS
~~Lot 9, 10 and 11 of BLOCK 2, BUENA VISTA ADDITION in the City of Klamath Falls, Oregon, according to the duly recorded plat thereof on file in the office of the County Clerk of Klamath County, Oregon.~~
SEE ATTACHED
Tax Account No.: R-3809-030BB-00600-000

This deed is made in furtherance of the distribution of the above-referenced Small Estate, and the provisions of ORS 114-545(3).

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

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 of assets from the referenced Small Estate.

DATED this 22 day of December, 2005.

SMALL ESTATE OF RALPH I MCNUTT

By: Norma Dee Rice
Norma Dee Rice

STATE OF WASHINGTON, County of Clark) ss.

This instrument was acknowledged before me on the 22 day of December, 2005, by Norma Dee Rice, claiming Successor of the Small Estate of Ralph I. McNutt.

47.00
TERESA C. DESBRISAY
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
SEPTEMBER 15, 2007

Teresa C. Desbrisay
NOTARY PUBLIC FOR STATE OF WASHINGTON

LEGAL DESCRIPTION

Lots 9, 10 and 11 in Block 9 of BUENA VISTA ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Together with that portion of Oregon Avenue vacated by Ordinance No. 5045, recorded March 16, 1959 in Volume 310, page 496, Deed Records of Klamath County, Oregon.

Unofficial
Copy