2015-003582 Klamath County, Oregon

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04/16/2015 03:51:06 PM

Fee: \$47.00

RETURN TO:

Brandsness, Brandsness &

Rudd, P.C.

411 Pine Street

Klamath Falls, OR 97601

MAIL TAX STATEMENTS:

Stan Mandell

Shoushan Movsecian

411 N. Central Ave., St. 200 Glendale, CA 91203

GRANTORS:

Stan Mandell and Shoushan Movsesian Co-Claiming Successors of the Small Estate of Ruth Valentine Miles 411 N. Central Avenue, Suite 200 Glendale, CA 91203

GRANTEE:

Stan Mandell and Shoushan Movsesian Co-Trustees of the Ruth Miles Living Trust Dated January 10, 2003 411 N. Central Avenue, Suite 200 Glendale, CA 91203

DEED OF CLAIMING SUCCESSOR

Stan Mandell and Shoushan Movsesian, Co-Claiming Successors of the Small Estate of Ruth Valentine Miles, deceased, Grantor, conveys to Stan Mandell and Shoushan Movsesian, Co-Trustees of the Ruth Miles Living Trust Dated January 10, 2003, Grantee, the following described real property located in Klamath County, Oregon:

PARCEL 1: Lot 26, Block 30, of Oregon Pines, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2: Lot 27, Block 30, of Oregon Pines, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is an inheritance.

PERSON THIS INSTRUMENT, THE ACCEPTING OR BEFORE SIGNING 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 74 day of April 2015.

Stan Mandell, Co-Claiming

Successor of the Small Estate of

Ruth Valentine Miles

Shoushan Movsesian, Co-Claiming Successor of the Small Estate of Ruth Valentine Miles

ACKNOWLEDGMENT

A NOTARY PULIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
) ss.
County of Los Angeles)

On Goril of , 2015 before me, T. Bonnie Brown , Notary Public, personally appeared Stan Mandell and Shoushan Movsesian, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signatures on the instrument is the persons, or the entities upon behalf of which the persons 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.

(SEAL)

Notary Public Procur

1. BONNIE BROWN
Commission # 2090802
Notary Public - California
Los Angeles County
My Comm. Expires Dec 17, 2018