



00171225201500063340010018

06/17/2015 09:23:55 AM

Fee: \$42.00

RETURN TO: Nancy L. Mann. 4625 Sumac Avenue Klamath Falls, OR 97603	MAIL TAX STATEMENTS: Steven R. Griffith 1430 Hope Street Klamath Falls, OR 97603
--	---

GRANTORS:

Nancy L. Mann
Claiming Successor of the Small Estate of
Marlene F. Griffith
4625 Sumac Avenue
Klamath Falls, OR 97603

GRANTEES:

Ronald Lee Griffith
4220 Bristol Avenue
Klamath Falls, OR 97603

Ricky Allen Griffith
P. O. Box 8461
Coburg, OR 97408

Nancy Lynn Mann
4625 Sumac Avenue
Klamath Falls, OR 97603

Steven Ray Griffith
1430 Hope Street
Klamath Falls, OR 97603

DEED OF CLAIMING SUCCESSOR

Nancy L. Mann, Claiming Successor of the Small Estate of Marlene F. Griffith, Grantor, conveys to Ronald Lee Griffith, Ricky Allen Griffith, Nancy Lynn Mann and Steven Ray Griffith, tenants in common with right of survivorship, the following described real property located in Klamath County, Oregon:


Lot Seventy-six (76) in Lewis Tracts, Klamath Falls, Klamath County, Oregon

Together with the tenements, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining.

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

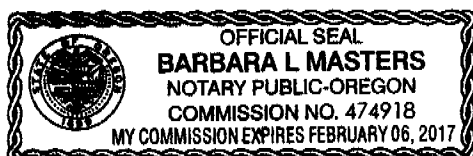
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009, AND SECTIONS 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

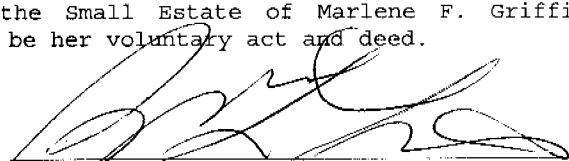
DATED this 17 day of June, 2015.


Nancy L. Mann, Claiming Successor of the
Small Estate of Marlene F. Griffith

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 17th day of April 2015, the above named Nancy L. Mann, Claiming Successor of the Small Estate of Marlene F. Griffith, and acknowledged the foregoing instrument to be her voluntary act and deed.




Notary Public for Oregon
My commission expires: 2-6-17