

2015-006501

Klamath County, Oregon

AFTER RECORDING RETURN TO:

Nathan J. Ratliff
Parks & Ratliff, P.C.
620 Main Street
Klamath Falls, OR 97601



00171438201500065010020022

06/19/2015 03:46:09 PM

Fee: \$47.00

GRANTOR'S NAME AND ADDRESS:

Christopher Karr, Claiming Successor of
The Estate of Barbara Susan Karr
10760 Preddy Avenue
Klamath Falls, OR 97603

GRANTEES' NAME AND ADDRESS:

Christopher Karr, 10760 Preddy Ave., Klamath Falls, OR 97603
Joshua Karr, 1145 SW Plass Ave., Topeka, KS 66604
Timothy Karr, 4305 Lavern Ave., Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Christopher Karr
10760 Preddy Avenue
Klamath Falls, OR 97603

CLAIMING SUCCESSOR'S DEED

THIS INDENTURE Made this 16th day of June, 2015, by and between **CHRISTOPHER KARR**, the claiming successor of the small estate of **BARABARA SUSAN KARR**, deceased, hereinafter called the first party, and **CHRISTOPHER KARR**, as to an undivided one-third (1/3) interest, **JOSHUA KARR**, as to an undivided one-third (1/3) interest, and **TIMOTHY KARR**, as to an undivided one-third (1/3) interest, as Tenants in Common, hereinafter called the second party; **WITNESSETH:**


For value received and the consideration hereinafter stated, the receipt whereof hereby is acknowledged, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the second party and the second party's heirs, successors-in-interest and assigns all the estate, right and interest of the deceased at the time of decedent's death, and all the right, title and interest that the estate of the deceased by operation of law or otherwise may have thereafter acquired in that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 4, LLOYD'S TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TO HAVE AND TO HOLD the same unto the second party, and second party's heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$-0-. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration. This deed is given pursuant to the General Judgment Closing Small Estate Proceeding entered on June 16, 2015, in the Matter of the Small Estate of Barbara Susan Karr, prosecuted in the Circuit Court of the State of Oregon, Klamath County, as Case No. 15-00453CV, and pursuant to the requirements of ORS 114.545(3).

IN WITNESS WHEREOF, the first party has executed this instrument; if the first party is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

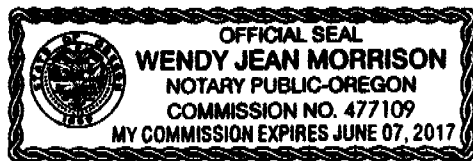

Christopher Karr
Claiming Successor

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, 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 INQUIRY 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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

STATE OF OREGON; County of Klamath) ss.

This instrument was acknowledged before me on June th16, 2015, by Christopher Karr as Claiming Successor of the Estate of Barbara Susan Karr.



Wendy Jean Morrison
NOTARY PUBLIC of Oregon
My Commission expires: 6-7-2017