

2015-011618

Klamath County, Oregon



10/22/2015 02:38:09 PM

Fee: \$47.00

GRANTOR NAME AND ADDRESS

Robert H. Beach
2210 Dixon
Klamath Falls, OR 97601

GRANTEE NAME AND ADDRESS

Robert H. Beach
2210 Dixon
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO

Neal G. Buchanan
Attorney at Law
435 Oak Avenue
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO
GRANTEE

DEED OF CLAIMING SUCCESSOR

ROBERT H. BEACH, as Claiming Successor of the Small Estate of DOROTHY MAY BEACH, deceased, in the Circuit Court of the State of Oregon for Klamath County, Case No. 15PB02642, Grantor, conveys and assigns unto ROBERT H. BEACH, Grantee, any and all interest of the decedent, DOROTHY MAY BEACH, in and to that certain real property situated in Klamath County, State of Oregon, legally described as follows, to wit:

Lot 12, Block 3, DIXON ADDITION to the City of Klamath Falls, Oregon, according to the duly recorded supplemental plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH all the rights and privileges granted to the grantor above named by the terms and provisions of that certain Indenture between Carl C. Gorder & Georgietta S. Gorder, husband and wife, and Charles W. Howry & Rhena B. Howry, husband & wife, dated March 30, 1948, recorded June 2, 1950, in Deed Volume 239, Page 266, records of Klamath County, Oregon, affecting an interest in Lot 11, Block 3, Dixon Addition to the City of Klamath Falls, Oregon.

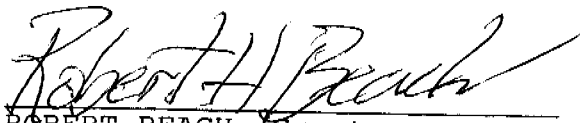
This deed is made in furtherance of the distribution of the above-referenced Small Estate, and the provisions of ORS 114.545(3).

Returned at Counter

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 434, OREGON LAWS 2007. 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 SECTION 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

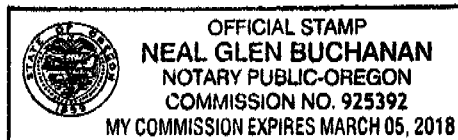
The true and actual consideration for this conveyance is \$ -0-. However, the true and actual consideration consists of or includes other property or value given or promised, which is the whole consideration, being distribution from Klamath County Circuit Court Case No. 15PB02642.

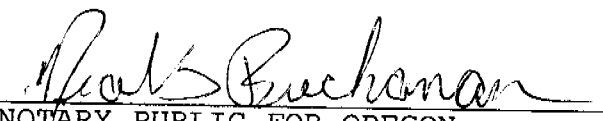
Dated the 22 day of October, 2015.


ROBERT BEACH, Grantor

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on 22 day of October, 2015, by ROBERT BEACH.




NOTARY PUBLIC FOR OREGON
My Commission Expires: 3-5-18