

2015-012789

Klamath County, Oregon



00179040201500127890020028

11/24/2015 09:37:05 AM

Fee: \$47.00

**UNTIL A CHANGE IS REQUESTED, ALL
TAX STATEMENTS SHALL BE SENT TO:**

Sheila Woodward
4444 Pettit Lane NE
Silverton, OR 97381-9508

AFTER RECORDING, RETURN TO:

Monica D. Pacheco
DOUGLAS, CONROYD, GIBB & PACHECO, P.C.
PO Box 469
Salem, OR 97308-0469

DEED OF CLAIMING SUCCESSOR

SHEILA WOODWARD, the duly appointed, qualified and acting Claiming Successor (Klamath County Case #1501510CV) of the Estate of ARTHUR ROY WOODWARD, Deceased, (Grantor) conveys to DAN SWANSON, Individually, Grantee, all that real property situated in Klamath County, Oregon described as follows:

Nimrod River Park, 2nd Edition, Block 13, Lot 4, Klamath Falls, Oregon

SUBJECT TO: All liens and encumbrances of record or apparent on the property by inspection.

The true and actual consideration for this conveyance is \$4,000.00.

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

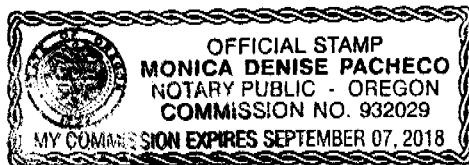
DATED: November 18, 2015

Sheila Woodward

SHEILA WOODWARD, Claiming Successor
Estate of Arthur Roy Woodward, Deceased

STATE OF OREGON)
) ss.
County of Marion)

On this 18th day of November, 2015, personally appeared before me the above named SHEILA WOODWARD, Claiming Successor of the Estate of ARTHUR ROY WOODWARD, Deceased, and acknowledged the foregoing instrument to be her voluntary act as Claiming Successor of the above mentioned Estate. Before me:



Monica D. Pacheco
Notary Public for Oregon
My commission expires: 09-07-2018