

2015-013462

Klamath County, Oregon



00179829201500134620020028

12/15/2015 09:11:03 AM

Fee: \$47.00

**After Recording, Return To:**

Brian M. Thompson  
The Law Office of Brian M. Thompson  
66 Club Road, Suite 200  
Eugene, Oregon 97401

**Send All Tax Statements To:**

NO CHANGE

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**DEED OF CLAIMING SUCCESSOR**

Rickey G. Rose, the duly appointed, qualified, and acting Claiming Successor of the Estate of Arlie Junior Rose, Klamath County Circuit Court Case number 15PB04288, deceased, conveys to Rickey G. Rose, Darin J. Rose, Kevin W. Rose, and Kerry D. Rose, an undivided one quarter interest, each, as tenants in common, all that real property situated in Klamath County, Oregon, described as follows:

**Lot 10, Block 3, BRYANT TRACTS #2, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.**

Free of all liens and encumbrances.

The true consideration for this conveyance is: Settlement of Decedent's Estate.

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

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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 4 day of November, 2015.

Rickey G. Rose  
By: Rickey G. Rose  
Claiming Successor

STATE OF OREGON           )  
  ) ss.  
County of Lane            )

Personally appeared the above named Rickey G. Rose, Claiming Successor of the Estate of Arlie Junior Rose, Klamath County Circuit Court Case number 15PB04288, and acknowledged the foregoing instrument to be his voluntary act and deed. Before me this 4 day of November 2015.

Diane J King  
Notary Public for Oregon

