



00184014201600029410020028

AFTER RECORDING RETURN TO:

Deborah R. Lush  
Heltzel Williams PC  
PO Box 1048  
Salem, OR 97308-1048

03/21/2016 09:03:20 AM

Fee: \$47.00

SEND TAX STATEMENTS TO:

Pauline McCrea  
6000 Fern Hill Road  
Monmouth, OR 97361

Consideration: \$0

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**CLAIMING SUCCESSOR'S DEED**

Pauline A. McCrea, as Claiming Successor of the Estate of Jerry Lee McCrea, as Grantor, 6000 Fern Hill Road, Monmouth, OR 97361,

conveys to

Pauline A. McCrea, as Trustee of The Pauline A. McCrea Trust, under Agreement dated October 12, 2015, as Grantee, 6000 Fern Hill Road, Monmouth, OR 97361,

all of the right, title and interest of Jerry Lee McCrea, deceased, as of his date of death in the following described real property located in Klamath County, Oregon:

A parcel of land situated in the SE $\frac{1}{4}$  SE $\frac{1}{4}$  of Section 23, Township 34 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at the southeast corner of said SE $\frac{1}{4}$  SE $\frac{1}{4}$ , thence along the east line of said SE $\frac{1}{4}$  SE $\frac{1}{4}$  North 00°10'35" West 320.00 feet; thence North 89°48'11" West 980.51 feet to the true point of beginning for this description; thence continuing North 89°48'11" West 345.00 feet to the west line of said SE $\frac{1}{4}$  SE $\frac{1}{4}$ ; thence along said west line North 00°14'27" West 971.84 feet to the south line of Brown Road (County Road No. 1418); thence along said south line South 89°56'26" East 480.00 feet; thence South 00°10'35" East 417.12 feet; thence South 13°23'16" West 570.92 feet to the point of beginning, containing 9.85 acres.

As of the date hereof, Grantor is a Claiming Successor of the small estate of Jerry Lee McCrea, deceased, by virtue of an Affidavit of Claiming Successor dated October 28, 2015, in the Circuit Court of the State of Oregon for the County of Klamath - Small Estate No. 15PB05344. Grantor is transferring the property directly to her revocable living trust.

The true consideration for this conveyance, stated in terms of dollars, is \$0.

**WARNING. 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 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.**

Duly executed March 16, 2016.

Pauline A. McCrea

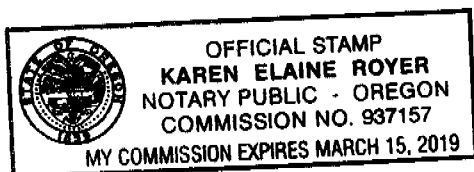
Pauline A. McCrea, Claiming Successor of the  
Small Estate of Jerry Lee McCrea

**Grantor**

Marion County, Oregon - ss:

On this 16 day of March, 2016, personally appeared Pauline A. McCrea as Claiming Successor of the Small Estate of Jerry Lee McCrea, and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:



Karen E. Royer  
Notary Public for Oregon  
My Commission Expires: 3/15/19