

2016-004064

Klamath County, Oregon



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04/22/2016 08:40:46 AM

Fee: \$42.00

TAX ACCT. NO. R163717  
MAP/TAX LOT NO. R-2607-001B0-10900-000

**GRANTOR:**

JEROME D. BRAY  
1083 WAVERLY STREET  
EUGENE, OREGON  
Affiant and Claiming Successor

**GRANTEE:**

JEROME D. BRAY  
1083 WAVERLY STREET  
EUGENE, OREGON

**After recording return to:**

Adam R. Schulz,  
Attorney & Counselor at Law, LLC  
142 West 8<sup>th</sup> Avenue  
Eugene, Oregon 97401

Until a change is requested, all tax statements  
shall be sent to the following address:

\*\*\* SAME AS GRANTEES \*\*\*

**DEED OF CLAIMING SUCCESSOR**

JEROME D. BRAY, Affiant and Claiming Successor of the Small Estate of PATRICIA A. BRAY, deceased, as evidenced by that certain Affidavit of Claiming Successor Intestate Estate filed in the Circuit Court for the State of Oregon for Lane County, in Case No. 16 PB 02154, Grantor, conveys to JEROME D. BRAY, Grantee, the following-described real property located in Klamath County, Oregon:

Two Rivers North, Block 13, Lot 5.

The true and actual consideration for this conveyance is other than monetary, namely the intestate inheritance rights from the Small Estate of PATRICIA A. BRAY.

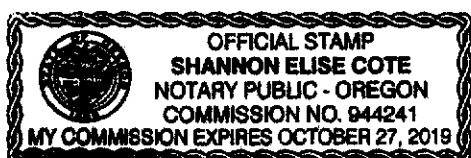
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

DATED: Apr 19, 2016.

JEROME D. BRAY, Affiant and Claiming Successor  
of the Small Estate of PATRICIA A. BRAY, deceased

STATE OF OREGON, County of Lane ) ss.

The above instrument was acknowledged by the above-named JEROME D. BRAY, to be his voluntary act as claiming successor of the Small Estate of PATRICIA A. BRAY, deceased, this 19 day of April, 2016

  
Notary Public for Oregon