

2016-005265

Klamath County, Oregon



00186797201600052650020027

05/19/2016 11:31:59 AM

Fee: \$47.00

GRANTOR NAME AND ADDRESS

Jerry L. Southall
Claiming Successor of the Estate
of Richard Earl Southall
912 Rosewood Drive
West Memphis, Arkansas 72301

GRANTEE NAME AND ADDRESS

Jerry Southall
912 Rosewood Drive
West Memphis, Arkansas 72301

AFTER RECORDING RETURN TO

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

SEND TAX STATEMENTS TO

GRANTEE

DEED OF CLAIMING SUCCESSOR

JERRY L. SOUTHALL, Claiming Successor of the Estate of RICHARD EARL SOUTHALL, deceased, in the Circuit Court of the State of Oregon for Klamath County, Case No. 15PB05265, **GRANTOR**, conveys and assigns unto JERRY L. SOUTHALL, **GRANTEE**, any and all interest the decedent had in and to that certain real property situated in Klamath County, State of Oregon, legally described as follows, to wit:

West 400 Feet of the East 800 Feet of LOT 20 BLOCK 18
KLAMATH FALLS FOREST ESTATES SYCAN UNIT
ACCOUNT NO: R175848 MAP NO: R-3313-01300-00600-000

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

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. 15PB05265.

"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,

Returned at Counter

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 the 16 day of May, 2016.

Estate of RICHARD EARL SOUTHALL

BY:

Jerry Southall
JERRY L. SOUTHALL
Claiming Successor

STATE OF Arkansas, County of Crittenden ss.

This instrument was acknowledged before me on 16th day of May, 2016, by JERRY L. SOUTHALL as Claiming Successor.

Sommer Smith

NOTARY PUBLIC FOR

My Commission Expires: July 1, 2023

