



00189055201600071220020029

07/05/2016 03:50:31 PM

Fee: \$47.00

GRANTOR NAME AND ADDRESS

Daren Johann Klein
Claiming Successor of the Estate
of Johann Klein, Jr.
14510 Ravenwood Road
Monroe, Washington 98272

GRANTEE NAME AND ADDRESS

Daren Johann Klein and Darla Jolene Hankanson
14510 Ravenwood Road
Monroe, Washington 98272

AFTER RECORDING RETURN TO

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

SEND TAX STATEMENTS TO
GRANTEES**DEED OF CLAIMING SUCCESSOR**

DAREN JOHANN KLEIN, Claiming Successor of the Estate of JOHANN KLEIN, JR. (who took title as JOHNAA KLEIN), deceased, in the Circuit Court of the State of Oregon for Klamath County, Case No. 15PB05455, **GRANTOR**, conveys and assigns unto **DAREN JOHANN KLEIN and DARLA JOLENE HAKANSON**, each as to a one half undivided interest, as tenants in common, **GRANTEES**, 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:

"Lot 4 and the Northerly 7 feet of Lot 3, CLOVERDALE according to the official plat thereof on file in the office of the Clerk of Klamath County Oregon"

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. 15PB05455.

"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."

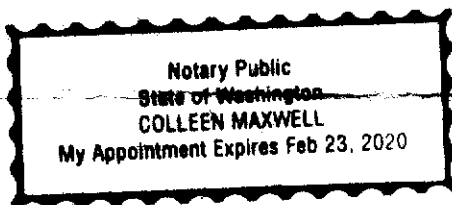
Dated the 28 day of June, 2016.

Estate of JOHANN KLEIN, JR

BY: [Signature]
DAREN JOHANN KLEIN
Claiming Successor

STATE OF WA)
County of Snohomish) ss.

This instrument was acknowledged before me on 28 day of June, 2016, by DAREN JOHANN KLEIN as Claiming Successor.



[Signature]
NOTARY PUBLIC FOR WA
My Commission Expires: 2/23/20