

After recording return to:
Dennis J. Wine OSB #853689
2011 Third Street
Tillamook, OR 97141

AmeriTitle
MTC 99375 AM

2016-007534
Klamath County, Oregon
07/15/2016 03:45:25 PM
Fee: \$42.00

Until a change is requested all tax statements
shall be sent to the following address:
Melinda Joanne Lowry
PO Box 1153
Lincoln City, Oregon 97367

CLAIMING SUCCESSOR DEED

KNOW ALL BY THESE PRESENTS, that **MELINDA JOANNE LOWRY**, the duly qualified and acting claiming successor of the small estate of **Jo Anne Poil, fka Clara J. McKeever**, deceased, filed in **Klamath County Circuit Court Case # 1500704cv**, Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **MELINDA JOANNE LOWRY**, Grantee and Grantee's heirs, successors and assigns, the following described real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, located in Klamath County, Oregon, described as follows, to wit:

Lot 2, Block 4, WAGON TRAIL ACREAGES NUMBER TWO, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance stated in terms of dollars, is \$0.0.
However, the actual consideration is the conveyance of the remaining assets of the Small Estate of Jo Anne Poil, fka Clara J. McKeever, deceased, filed in Klamath County Circuit Court Case #1500704cv to Melinda Joanne Lowry, the sole heir, after all of the timely claims against the small estate were settled.

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 this 17 day of June, 2016.

Small Estate of Jo Anne Poil, fka Clara J. McKeever,
deceased

By: Melinda Joanne Lowry, Claiming Successor
Melinda Joanne Lowry, Claiming Successor

STATE OF OREGON)
)ss.
County of Lincoln)

This instrument was acknowledged before me on this 17 day of June, 2016 by **Melinda Joanne Lowry** as the Claiming Successor of the Small Estate of Clara Jo Anne Poil, fka Clara J. McKeever, deceased.



Mary M. Brandenburg
Notary Public for Oregon
My commission expires: 1-18-20