

2016-007716

Klamath County, Oregon



00189778201600077160020024

07/21/2016 10:24:38 AM

Fee: \$47.00

Returned at Counter

AFTER RECORDING RETURN TO:

Matthew T. Parks
620 Main Street
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS:

Denise Thody, Claiming Success of the
Small Estate of Billie Jean Burchett
47544 School Street
Oakridge, OR 97463

GRANTEES' NAME AND ADDRESS:

Denise Thody
47544 School Street
Oakridge, OR 97463

Michael Burchett
1830 Lexington Ave.
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Denise Thody
47544 School Street
Oakridge, OR 97463

CLAIMING SUCCESSOR'S DEED

THIS INDENTURE Made this 7 day of July, 2016, by and between **DENISE THODY**, the claiming successor of the small estate of **BILLIE JEAN BURCHETT**, deceased, hereinafer called the first party, and **DENISE THODY**, as to an undivided one-half interest, and **MICHAEL BURCHETT**, as to an undivided one-half interest, as tenants in common, hereinafter called the second party; **WITNESSETH:**

For value received and the consideration hereinafter stated, the receipt whereof hereby is acknowledged, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the second party and the second party's heirs, successors-in-interest and assigns all the estate, right and interest of the deceased at the time of decedent's death, and all the right, title and interest that the estate of the deceased by operation of law or otherwise may have thereafter acquired in that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lots 3, 4, 5 and 6, Block 30 of SECOND ADDITION
to Klamath Falls, Oregon, according to the duly
recorded plat thereof on file in Klamath County.

Property ID No. 214654; Map Tax Lot No. R-3809-029AC-08600-000

Property ID No. 214663; Map Tax Lot No. R-3809-029AC-08700-000

TO HAVE AND TO HOLD the same unto the second party, and second party's heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$-0-. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration. This deed is given pursuant to the General Judgment Closing Small Estate Proceeding entered on June 28, 2016, in the Matter of the Small Estate of Billie Jean Burchett, prosecuted in the Circuit Court of the State of Oregon, Klamath County, as Case No. 1404510CV, and pursuant to the requirements of ORS 114.545(3).

IN WITNESS WHEREOF, the first party has executed this instrument; if the first party is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 INQUIRY 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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Denise Thody
Denise Thody, Claiming Successor

STATE OF OREGON; County of Lane) ss.

This instrument was acknowledged before me this 7th day of July, 2016, by Denise Thody, as Claiming Success of the Small Estate of Billie Jean Burchett.

Gavin Lee Weaver
NOTARY PUBLIC
My Commission expires: October 18, 2019

