

2016-008642

Klamath County, Oregon



00190904201600086420020026

08/16/2016 09:21:32 AM

Fee: \$47.00

AFTER RECORDING, RETURN TO:

William M. Ganong
Attorney at Law
514 Walnut Avenue
Klamath Falls OR 97601

SEND TAX STATEMENTS TO:

Quintin D. McBain
8303 Rocking Horse Lane
Klamath Falls OR 97603

DEED OF CLAIMING SUCCESSOR

THE TRUE AND ACTUAL CONSIDERATION FOR THIS TRANSFER IS INHERITANCE.

James Frank McBain, the Claiming Successor of the small estate of Frank Edwin McBain Jr., deceased, Klamath County, Oregon, Circuit Court Case No. 16PB00233, conveys to James F. McBain, Quintin D. McBain, and Dale I. McBain, as tenants in common, all that real property situated in Klamath County, Oregon, described as follows:

Parcel No. 1: A portion of Tract 10 of the re-subdivision of Tract 25 to 21 inclusive, ALTAMONT RANCH TRACTS, more particularly described as follows: Beginning at the SE $\frac{1}{4}$ corner of Tract 10, which point is the intersection of the East line of Tract 10 and the North line of the right of way of the Great Northern Railway as more particularly described in deed recorded in Volume 92 at page 605 Deed Records of Klamath County, Oregon; thence North along the East line of Tract 10, 449.27 feet more or less; thence West 500 feet more or less; thence South 24 feet more or less to the North right of way line of the Great Northern Railway; thence Southeasterly along the said North line of the Great Northern Railway 680 feet more or less to the point of beginning.

Klamath County Map Tax Lot No. R-3909-015BA-00900-000 and Property ID No. R578495

Parcel No. 2: Real property in Klamath County, Oregon more particularly described in that certain document recorded on November 14, 1977 in Volume M77 at Page 22135 of the Deed Records of the Clerk of Klamath County, Oregon.

Klamath County Map Tax Lot No. R-3711-00100-00300-000 and Property ID No. R381535

Parcel No. 3: Real property in Klamath County, Oregon more particularly described in that certain document recorded on November 14, 1977 in Volume M77 at Page 22135 of the Deed Records of the Clerk of Klamath County, Oregon.

Klamath County Map Tax Lot No. R-3711-00100-00200-000 and Property ID No. R381544


DEED OF CLAIMING SUCCESSOR - 1

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The true and actual consideration for this conveyance is inheritance.

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: July 12, 2016.


James Frank McBain
Claim Successor of the Small Estate
of Frank Edwin McBain Jr.

ALL-PURPOSE ACKNOWLEDGMENT

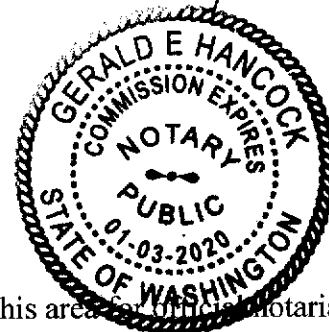
STATE OF Washington, County of San Juan ss.

On July 12, 2016 before me, GERALD E HANCOCK, Notary Public, personally appeared James Frank McBain, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Washington that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Gerald E Hancock



This area contains the notarial seal