



2
2016-012832
Klamath County, Oregon
12/02/2016 11:58:01 AM
Fee: \$72.00

THIS SPACE RESER

After recording return to:

Megan Ruth Solus

P. O. Box 1333

Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:

Megan Ruth Solus

P. O. Box 1333

Klamath Falls, OR 97601

File No. 135904AM

STATUTORY WARRANTY DEED

Shirley L. Ross and Sue Ann Ross, with Right of Survivorship,

Grantor(s), hereby convey and warrant to

Megan Ruth Solus ,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.


The true and actual consideration for this conveyance is **\$125,000.00.**

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

This document is being signed in counterpart.

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 28th day of Nov., 2016.

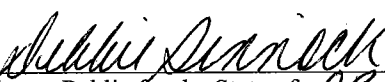

Shirley L. Ross

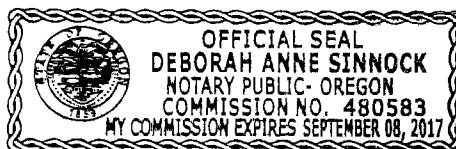
X
Sue Ann Ross

State of OR } ss
County of Klamath

On this 28th day of Nov., 2016, before me, Debbie Sinnock a Notary Public in and for said state, personally appeared Shirley L. Ross, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public for the State of OR
Residing at: Klamath Co.
Commission Expires: 9-8-17



State of _____ } ss
County of _____ }

On this _____ day of _____, 2016, before me, _____ a Notary Public in and for said state, personally appeared Sue Ann Ross, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

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 28th day of Nov., 2016.

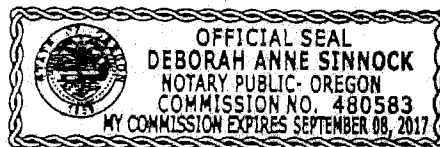
[Signature]
Shirley L. Ross
X Sue Ann Ross
Sue Ann Ross

State of OR } ss
County of Klamath

On this 28th day of Nov., 2016, before me, Debbie Sinnock a Notary Public in and for said state, personally appeared Shirley L. Ross, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Notary Public for the State of OR
Residing at: Klamath Co.
Commission Expires: 9-8-17



State of Nevada } ss
County of Humboldt

On this 30th day of Nov, 2016, before me, Ugarcia a Notary Public in and for said state, personally appeared Sue Ann Ross, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Notary Public for the State of Nevada
Residing at: Humboldt Co.
Commission Expires: 9-19-19

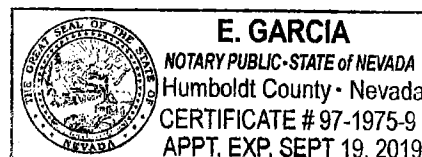


EXHIBIT "A"

PARCEL 1:

Lots 1, 2 and 3 in Block 5 of MIDLAND, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. TOGETHER with that portion of vacated Elm Street which inures by law thereto.

PARCEL 2:

Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9 in Block 2 of MIDLAND, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. TOGETHER with that portion of vacated Elm Street which inures by law thereto. EXCEPTING THEREFROM that portion conveyed to Klamath County, by deed recorded September 10, 1924 in Volume 103, page 478, Klamath County, Deed Records.

PARCEL 3:

Lots 4, 5, 6, 7 and 8 in Block 5 of MIDLAND, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. TOGETHER with that portion of vacated Elm Street which inures by law thereto. EXCEPTING THEREFROM that portion conveyed to Klamath County, by deed recorded September 10, 1924 in Volume 103, page 478, Klamath County, Deed Records.

DECLARATION OF HEIRSHIP

I, Shirley L. Ross, being duly sworn, depose and say, That I am the daughter (relationship to deceased) of Abraham L. Boehm who died on or about May 18,, 2010, at Klamath Falls (City), Or (State). (Certified copy of the Death Certificate attached as Exhibit A if not already recorded in county where property is located):

That he/she died: ☐ Intestate (without a Will)

or ☒ Testate (with the final will-copy attached as Exhibit B)

That at the time of death, the deceased:

Was unmarried YES ☒ NO ☐

Had a surviving spouse* named widowed **or** N/A ☐

Was the widow/widower of Florence Wade **or** N/A ☐

Who died on or about _____ **or** N/A ☐

* A person shall be considered the surviving spouse of a decedent if the person was legally married to the decedent at the time of the decedent's death.

That the following are all of the heirs at law (See ORS 112.025 through 112.045 for definition of Heirs at Law) and devisees of the deceased:

Name	Present Age	Relationship	Child of Surviving Spouse Yes or No
_____	_____	<u>Surviving Spouse</u>	<u>No</u>
<u>Shirley L. Ross</u>	_____	<u>daughter</u>	_____
<u>Sue Ann Ross</u>	_____	<u>daughter</u>	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

That except as set forth above, there were no children of the deceased who died prior to him/her who left children surviving; that no probate for the estate of the deceased has been begun in any jurisdiction; that all debts of the deceased have been paid in full; and that there are no medical, public assistance, funeral, tax (including federal estate tax or Oregon inheritance tax), long term care facility or other claims against the estate of the deceased.

I hereby agree to indemnify and hold harmless AmeriTitle, Inc. and its underwriter for any loss suffered by it because of the absence of a probate for the estate of the deceased, or due to its reliance upon this declaration in connection with a title policy to be issued on the property described as follows:

[insert legal description]

Lots 1,2 and 3 in Block 5 of MIDLAND, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon, together with that portion of vacated Elm Street which inured thereto.

SEE ATTACHED EXHIBIT "A" FOR ADDITIONAL LEGAL DESCRIPTION.

Dated: November 2016

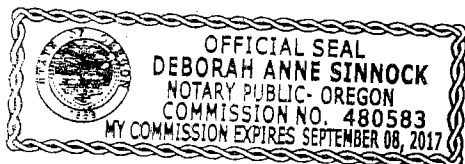


(Signature) Shirley L. Ross

State of Oregon)

County of Klamath)

This instrument was acknowledged before me on November 28, 2016, by
Shirley L. Ross





(Notary Public)

My Commission Expires 9-8-17

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