

2016-013932

Klamath County, Oregon



00197213201600139320020025

12/30/2016 01:16:37 PM

Fee: \$47.00

MAIL TAX STATEMENTS TO:

Mary V. Stallings
6137 Del Oro Rd.
Granite Bay, Ca. 95746

AFTER RECORDING RETURN TO:

Ben Freudenberg Attorney
Davis, Freudenberg, Day & Galli
600 NW 5th Street
Grants Pass, OR 97526

DEED OF CLAIMING SUCCESSOR

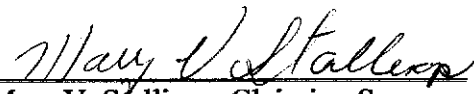
Mary V. Stallings, the claiming successor of the Small Estate of Robert D. Stallings, deceased, Klamath County Circuit Court Case No. 16PB08242 , conveys to Mary V. Stallings all that real property situated in Klamath County, Oregon, described as follows:

Lot 9, Block 7, Klamath Forest Estates, 1st Addition
Klamath County, Oregon (R262931-R-3510-022CO-0100)

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 THE 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.

The true and actual consideration for this conveyance is stated in terms of dollars, is NONE, however the actual consideration consists of distribution of estate property.

DATED: December 17, 2016.


Mary V. Stallings, Claiming Successor
of the Estate of Robert D. Stallings

STATE OF CALIFORNIA
COUNTY OF PLACER

On the 19th day of December, 2016, before me, DONNA K. MANN, personally appeared Mary V. Stallings 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/she executed the same in his/her authorized capacity, and that by his/her 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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Donna K. Mann

