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2018-005459

Klamath County, Oregon



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05/01/2018 03:53:25 PM

Fee: \$47.00

<b>Grantor's Name and Address</b> Rhonda C. Reynolds, Claiming Successor to the Estate of Jeffrey Alan Reynolds 4516 Winter Avenue Klamath Falls, OR 97603
<b>Grantees' Name and Address</b> Rhonda C. Reynolds 4516 Winter Avenue Klamath Falls, OR 97603  Ronette E. Reynolds 26052 22 <sup>nd</sup> Street W Zimmerman, MN 55398
<b>After Recording Return to:</b> Rhonda C. Reynolds 4516 Winter Avenue Klamath Falls, OR 97603
<b>Until requested otherwise, send all tax statements to:</b> Rhonda C. Reynolds 4516 Winter Avenue Klamath Falls, OR 97603

**CLAIMING SUCCESSOR'S DEED**

COMES NOW, Rhonda C. Reynolds, duly appointed, qualified and acting Claiming Successor of the Small Estate of Jeffrey Alan Reynolds,, deceased, Klamath County Circuit Court Case Number 17PB05843 Grantor, and hereby grants, bargains, and conveys to Rhonda C. Reynolds and Ronette E. Reynolds, as tenants in common, all right, title and interest in the following real property situated in the County of Klamath, State of Oregon, described herein:

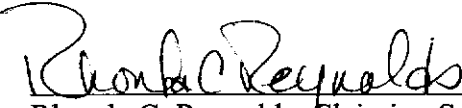
**See Attached Exhibit 'A'.**

To Have and to Hold the same unto the grantees, and grantees' heirs, successors and assigns forever. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00; the whole consideration being the distribution of decedent's estate in the Circuit Court of the State of Oregon for Klamath County, Case No. 17PB05843.

IN WITNESS WHEREOF, the first party has executed this instrument; if 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.

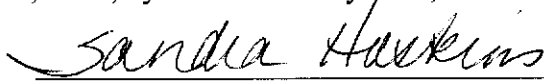
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 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.

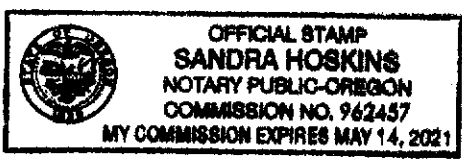
DATED this 19 day of March, 2018.

  
Rhonda C. Reynolds, Claiming Successor of the  
Estate of Jeffrey Alan Reynolds

STATE OF OREGON                    )  
  )ss:  
County of Klamath                )

ACKNOWLEDGED BEFORE ME this 19 day of March, 2018, by Rhonda C. Reynolds, Claiming Successor of the Estate of Jeffrey Alan Reynolds.

  
NOTARY PUBLIC  
My Commission Expires: 5-14-2021



**EXHIBIT 'A'**  
**LEGAL DESCRIPTION**

**A tract of land in the County of Klamath, State of Oregon, more particularly described as follows:**

**Beginning at a point on the East and West quarter line which lies North 88 degrees 57' East a distance of 1,084.5 feet from the iron axle which marks the one quarter section corner common to Sections 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian and runs thence: continuing North 88 degrees 57' East along the East and West quarterline a distance of 135 feet to an iron pin; thence North 1 degree 12' West parallel to the West section line of said Section 11 a distance of 331.4 feet to a point; thence South 88 degrees 57' West parallel to the East and West quarter line a distance of 135 feet to a point; thence South 1 degree 12' East a distance of 331.4 feet, more or less, to the point of beginning, being in the S1/2 SW1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian. EXCEPTNG THEREFROM any portion lying within Winter Avenue.**