

2018-005787

Klamath County, Oregon



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05/10/2018 03:19:14 PM

Fee: \$52.00

GRANTOR NAME AND ADDRESS

Cynthia Lynn Potucek
Claiming Successor of the Small Estate
of Robert Joseph Potucek
1755 Homedale Road
Klamath Falls, Oregon 97603

GRANTEES NAME AND ADDRESSES

Cynthia Lynn Potucek, Gregory Dean Potucek
and Jeffery Ray Potucek
1755 Homedale Road
Klamath Falls, Oregon 97603

AFTER RECORDING RETURN TO

Neal G. Buchanan
Attorney at Law
435 Oak Avenue
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO

GRANTEES

DEED OF CLAIMING SUCCESSOR

CYNTHIA LYNN POTUCEK, Claiming Successor of the Small Estate of **ROBERT JOSEPH POTUCEK**, deceased, in the Circuit Court of the State of Oregon for Klamath County, Case No. 15PB04637, **GRANTOR**, conveys and assigns unto **GREGORY DEAN POTUCEK, JEFFERY RAY POTUCEK and CYNTHIA LYNN POTUCEK**, each as to an undivided one-third interest as tenants in common, **GRANTEES**, any and all interest the decedent had in and to that certain real property situated in Klamath County, State of Oregon, legally described on Exhibit A attached hereto and incorporated herein by reference,

Tax Lot R-3911-010D0-01900-000 Property ID R607775

This deed is made in furtherance of the distribution of the above-referenced Small Estate, and the provisions of ORS 114.545(3).

The true and actual consideration for this conveyance is \$-0-. However, the true and actual consideration consists of or includes other property or value given or promised, which is the whole consideration, being distribution from Klamath County Circuit Court Case No. 15PB06353.

"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 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."

Dated the 10th day of May, 2018.

Small Estate of **ROBERT JOSEPH POTUCEK**

BY: Cynthia Lynn Potucek
CYNTHIA LYNN POTUCEK
Claiming Successor

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on 10th day of May, 2018, by **CYNTHIA LYNN POTUCEK** as Claiming Successor



Katie Shari Terrell
NOTARY PUBLIC FOR OREGON
My Commission Expires: 4-20-19

Beginning at a point on the north line of Klamath County Market Road No. 3, which is also known as Bonanza-Lorella North Road, where said line intersects the westerly line of vacated tract 498 in East Bonanza, in Klamath County, Oregon, said point of beginning being approximately six hundred (600) feet west and eight hundred sixty (860) feet north from the southeast corner of the Southeast Quarter (SE $\frac{1}{4}$) of Section Ten (10), Township Thirty-nine (39) South, Range Eleven (11) East, of the Willamette Meridian; thence north two hundred nine (209) feet along the westerly line of said vacated tract 498; thence west two hundred nine (209) feet to the true point of beginning of this description; thence from said true point of beginning west two hundred nine (209) feet; thence south two hundred nine (209) feet to the north line of said road; thence east two hundred nine (209) feet along the north line of said road; thence north two hundred nine (209) feet to the point of beginning and being one (1) acre of land located in the Southeast Quarter (SE $\frac{1}{4}$) of Section Ten (10), Township Thirty-nine (39) South, Range Eleven (11) East, of the Willamette Meridian, in said county and state.