

2019-001753

Klamath County, Oregon



00236149201900017530020021

02/26/2019 09:49:17 AM

Fee: \$87.00

**UNTIL A CHANGE IS REQUESTED,  
SEND ALL TAX STATEMENTS TO:**

Phil Aitken  
56 Deforest Heights  
Burlington, VT 05401

**AFTER RECORDING RETURN TO:**

Oregon Probates LLC  
1011 Liberty Street SE  
Salem, OR 97302

**GRANTOR:**

Phil Aitken  
56 Deforest Heights  
Burlington, VT 05401

**GRANTEE:**

Phil A. Aitken  
56 Deforest Heights  
Burlington, VT 05401

**CONSIDERATION:** The true and actual consideration for this conveyance is NONE (Distribution of Estate).

**DEED OF CLAIMING SUCCESSOR**

**Phil A. Aitken**, the Claiming Successor of the Estate of **Sara F. Aitken**, deceased (*Circuit Court of the State of Oregon, County of Polk, Case No. 18PB00821*), Grantor, conveys to **Phil A. Aitken**, Grantee, the estate's entire undivided one-half (50%) interest in the following described real property situated in the County of Klamath, State of Oregon, free of encumbrances, except as specifically set forth herein:

Lot 4 in Block 3 of Crescent Pines, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

**SUBJECT TO:** All liens, encumbrances, easements, covenants, conditions and restrictions if any, of record or otherwise discoverable in the public records of any governmental agency, including those shown on any recorded plat or survey and any easements, encroachments, or other conditions and restrictions apparent from a visual inspection of the property.

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 16 day of February, 2019.

GRANTOR:

Phil A. Aitken  
Phil A. Aitken, Claiming Successor  
of the Estate of Sara F. Aitken

STATE OF Vermont  
COUNTY OF Chittenden

On the 16 day of February, 2019, before me, the undersigned, personally appeared, **Phil A. Aitken**, Claiming Successor of the Estate of Sara F. Aitken, deceased, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

[Signature]  
Notary Public

Printed Name: Robert Cunningham

My Commission Expires:

2.10.23

