

AFTER RECORDING RETURN TO:

Douglas Fortin
3006 Colina Verde Lane
Jamul, CA 91935

GRANTOR'S NAME AND ADDRESS:

Douglas Fortin, Claiming Successor
3006 Colina Verde Lane
Jamul, CA 91935

GRANTEES' NAME AND ADDRESS:

Douglas Fortin
3006 Colina Verde Lane
Jamul, CA 91935

SEND TAX STATEMENTS TO:

Douglas Fortin
3006 Colina Verde Lane
Jamul, CA 91935

2019-005512

Klamath County, Oregon



05/16/2019 03:08:33 PM

Fee: \$87.00

CLAIMING SUCCESSOR'S DEED

THIS INDENTURE Made this 3 day of ^{MAY}~~April~~, 2019, by and between **Douglas Fortin**, the claiming successor of the small estate of **William Ray Russell**, deceased, hereinafter called the first party, and **Douglas Fortin**, hereinafter called the second party; **WITNESSETH:**

For value received and the consideration hereinafter stated, the receipt whereof hereby is acknowledged, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the second party and the second party's heirs, successors-in-interest and assigns all the estate, right and interest of the deceased at the time of decedent's death, and all the right, title and interest that the estate of the deceased by operation of law or otherwise may have thereafter acquired in that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 25, Block 19, Klamath Falls Forest Estate Highway 66 Unit,
Plat No. 1, as recorded in Klamath County, Oregon

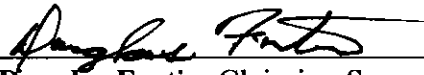
TO HAVE AND TO HOLD the same unto the second party, and second party's heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$-0-. This deed is given pursuant to the General Judgment Closing Small Estate Proceeding entered on April 2, 2019, in the Matter of the Small Estate of **William Ray Russell**, prosecuted in the Circuit Court of the State of Oregon, Klamath County, as Case No. 19PB00596, and pursuant to the requirements of ORS 114.545(3).

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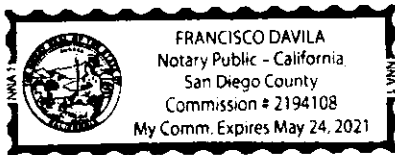
IN WITNESS WHEREOF, the first party has executed this instrument; if the first party is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.



Douglas Fortin, Claiming Successor

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 INQUIRY 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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

STATE OF CALIFORNIA; County of San Diego) ss.

This instrument was acknowledged before me on May 3, 2019, by Douglas Fortin, as Claiming Success of the Small Estate of William Ray Russell.




NOTARY PUBLIC Francisco Davila
My Commission expires: May 24, 2021