

2019-009329

Klamath County, Oregon

GRANTOR NAME AND ADDRESS

Tammy Thomas
Claiming Successor of the Small
Estate of Virginia Gail Spillane
12102 Lupine Lane
Klamath Falls, Oregon 97601



00245429201900093290020024

08/15/2019 03:47:52 PM

Fee: \$87.00

GRANTEES NAME AND ADDRESSES

Tammy G. Thomas, Kimberly A. Scott,
Shawn Spillane and Shane Spillane
12102 Lupine Lane
Klamath Falls, Oregon 97601

AFTER RECORDING RETURN TO

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

SEND TAX STATEMENTS TO

GRANTEES

DEED OF CLAIMING SUCCESSOR

TAMMY THOMAS, Claiming Successor of the Small Estate of **VIRGINIA GAIL SPILLANE (who took title as VIRGINIA G. SILLANE)**, deceased, in the Circuit Court of the State of Oregon for Klamath County, Case No. 16PB01770, **GRANTOR**, conveys and assigns unto **TAMMY G. THOMAS, KIMBERLY A. SCOTT, SHAWN SPILLANE and SHANE SPILLANE**, each as to an undivided one-fourth 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 as follows, to-wit:

Southerly 80 feet of Lot 557, Block 120, Mills Addition to the City of Klamath Falls, Oregon, together with a two foot easement along the West side of the Northerly forty feet of Lot 557, Block 120, Mills Addition to the City of Klamath Falls.

SUBJECT TO contracts and/or liens for irrigation and/or drainage, reservations, easements, restrictions and rights of way of record; also subject to Trust Deed owing to Chase Bank.

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. 16PB01770.

Returned at Counter

"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 8 day of Aug, 2019.

Small Estate of **VIRGINIA GAIL SPILLANE**

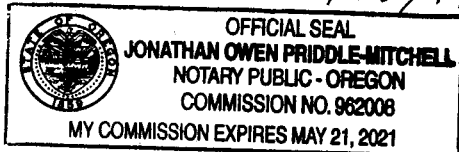
BY:

TAMMY THOMAS

Claiming Successor

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on 8 day of AUGUST, 2019, by **TAMMY THOMAS** as Claiming Successor.



JONATHAN O PRIDDLE-MITCHELL
NOTARY PUBLIC FOR OREGON

My Commission Expires: 05/21/21