

2019-009988

Klamath County, Oregon

AFTER RECORDING RETURN TO:

Nathan J. Ratliff  
620 Main Street  
Klamath Falls, OR 97601



00246223201900099880020023

08/30/2019 11:44:38 AM

Fee: \$87.00

GRANTOR'S NAME AND ADDRESS:

Ronald Lee Brown, Claiming Successor of the  
Small Estate of Homer Lee Brown  
P.O. Box 1338  
Astoria, OR 97103

GRANTEES' NAME AND ADDRESS:

Ronald Lee Brown	Randall Patrick Brown	Teresa Marie Alvarez
P.O. Box 1338	1706 14 <sup>th</sup> Street SW	119 Washington Street
Astoria, OR 97103	Puyallup, WA 97372	Klamath Falls, OR 97372

SEND TAX STATEMENTS TO:

Ronald Lee Brown, Claiming Successor of the  
Small Estate of Homer Lee Brown  
P.O. Box 1338  
Astoria, OR 97103

**CLAIMING SUCCESSOR'S DEED**

THIS INDENTURE Made this 21st day of August, 2019, by and between **RONALD LEE BROWN**, the claiming successor of the small estate of **HOMER LEE BROWN** deceased, hereinafter called the first party, and **RONALD LEE BROWN**, as to an **undivided one-third interest**, and **RANDALL PATRICK BROWN**, as to an **undivided one-third interest**, and **TERESA MARIE ALVAREZ**, as to an **undivided one-third interest** as **tenants in common; 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 3 AND THE EASTERLY ONE-HALF OF LOT 4 IN BLOCK 10 OF EWAUNA HEIGHTS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON.**

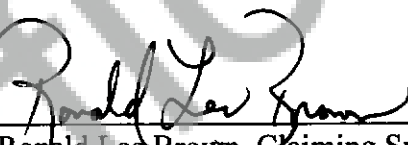
Property ID No. R474775; Map Tax Lot No. R-3809-032BD-04400-000

TO HAVE AND TO HOLD the same unto the second and third party, and second and third 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-. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration. This deed is given pursuant to the Affidavit of Claiming Successor filed on September 12, 2018 in Klamath County Circuit Court Case No. 19PB06940.


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.

**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.**

  
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Ronald Lee Brown, Claiming Successor

STATE OF OREGON; County of CLATSOP ) ss.

This instrument was acknowledged before me this 21<sup>st</sup> day of AUGUST, 2019, by Ronald Lee Brown, as Claiming Successor of the Small Estate of Homer Lee Brown.

  
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NOTARY PUBLIC  
My Commission expires: October 26, 2020

