

Returned at Counter *Marcus Henderson*

Grantor's Name and Address Sean M. McGrath, Claiming Successor to the Virginia Lee White 4684 W. Leonesio Drive Sun Valley, NV 89433
Grantees' Name and Address Sean M. McGrath 4684 W. Leonesio Drive Sun Valley, NV 89433
After Recording Return to: Sean M. McGrath 4684 W. Leonesio Drive Sun Valley, NV 89433
Until requested otherwise, send all tax statements to: Sean M. McGrath 4684 W. Leonesio Drive Sun Valley, NV 89433

2019-010299
Klamath County, Oregon



09/04/2019 03:08:46 PM Fee: \$82.00

CLAIMING SUCCESSOR'S DEED

COMES NOW, Sean M. McGrath, duly appointed, qualified and acting Claiming Successor of the Small Estate of Virginia Lee White, deceased, Klamath County Circuit Court Case Number 19PB04848, Grantor, and hereby grants, bargains, and conveys to Sean M. McGrath, all right, title and interest in the following real property situated in the County of Klamath, State of Oregon, described herein:

Lot 28 of First Addition to Midland, according to the Official Plat thereof on file in the Office of the County Clerk of Klamath County, Oregon, except the Easterly Half Acre of said Lot 28, also the East Half of Vacated 4th Street adjoining said Lot 28 on the West.

R-3908-036DA-00200-000

To Have and to Hold the same unto the grantees, and grantees' heirs, successors and assigns forever. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00; the whole consideration being a distribution of the estate of Virginia Lee White.

IN WITNESS WHEREOF, the first party has executed this instrument; if 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 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 23rd day of August, 2019.

Sean M. McGrath, Claiming Successor of
the Small Estate of Virginia Lee White

STATE OF OREGON)
)ss:
County of Klamath)

ACKNOWLEDGED BEFORE ME this 23rd day of August, 2019, by Sean M. McGrath, Claiming Successor of the Small Estate of Virginia Lee White.

NOTARY PUBLIC
My Commission Expires: July 2, 2023

