

2019-012140

Klamath County, Oregon

GRANTOR NAME AND ADDRESS

Geoffrey Dean Hammond
Claiming Successor of the Small Estate
of Lori Wilkinson aka Lori Hammond
Wilkinson aka Lori H. Wilkinson
523 West Babcock Street
Bozeman, Montana 59715



00248774201900121400020025

10/16/2019 11:32:46 AM

Fee: \$87.00

GRANTEE NAME AND ADDRESS

Geoffrey Dean Hammond
Ralph Leroy Hammond
523 West Babcock Street
Bozeman, Montana 59715

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

GEOFFREY DEAN HAMMOND, Claiming Successor of the Small Estate of **LORI WILKINSON aka LORI HAMMOND WILKINSON aka LORI H. WILKINSON**, deceased, in the Circuit Court of the State of Oregon for Klamath County, Case No. 19PB00895, **GRANTOR**, conveys and assigns unto **GEOFFREY DEAN HAMMOND and RALPH LEROY HAMMOND each as to an undivided one half 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:

Lots 30 and 31, Block 120, Klamath Falls Forest Estates,
Highway 66 Unit Plat No. 4 according to the official plat
thereof on file with the Clerk of Klamath County Oregon.

Tax Lot R-3811-011AO-03300-000; Key #R466043

Tax Lot R-3811-011AO-03200-000; Key #R466052

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 stated in terms of dollars 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. 19PB00895.

"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 11th day of October, 2019.

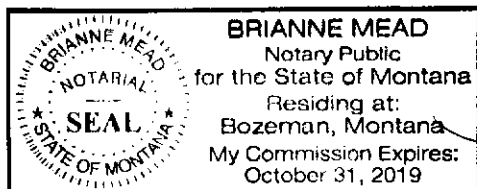
Small Estate of **LORI WILKINSON aka
LORI HAMMOND WILKINSON aka
LORI H. WILKINSON,**


BY: 

GEOFFREY DEAN HAMMOND
Claiming Successor

STATE OF MONTANA, County of Gallatin) ss.

This instrument was acknowledged before me on 11th day of October, 2019, by **GEOFFREY DEAN HAMMOND** as Claiming Successor.




NOTARY PUBLIC FOR OREGON

My Commission Expires: 10/31/19