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2019-014493

Klamath County, Oregon



12/13/2019 11:23:52 AM

Fee: \$82.00

Grantor's Name and Address Cynthia I. Cobb, Claiming Successor to the Estate of Vivian M. Floeke 518 Fulton St. Klamath Falls, OR 97601
Grantees' Name and Address Cynthia I. Cobb, Personal Representative of the Estate of Vivian M. Floeke 518 Fulton St. Klamath Falls, OR 97601 & Francine E. Webber 1739 Dayton St Klamath Falls, OR 97603
After Recording Return to: Bradford J. Aspell Attorney at Law 122 S. 5 th Street Klamath Falls, OR 97601
Until requested otherwise, send all tax statements to: Cynthia I. Cobb and Francine Webber 518 Fulton St. Klamath Falls, OR 97601

CLAIMING SUCCESSOR'S DEED

COMES NOW, Cynthia I. Cobb, duly appointed, qualified and acting Claiming Successor of the Small Estate of Vivian May Floetke, deceased, Klamath County Circuit Court Case Number 19PB03131 Grantor, and hereby grants, bargains, and conveys all right, title and interest in the above entitled estate, 50% to Cynthia I. Cobb, and 50% to Francine E. Webber, each as tenants in common of the following described real property to wit:


Lot 4 Block 48, Hillside addition to the City of Klamath Falls Oregon, according to the official plat thereof on file with the County Clerk of Klamath County, State of Oregon.

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 estate.

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.

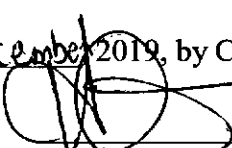
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 4th day of Dec., 2019.


Cynthia I. Cobb, Claiming Successor of
the Small Estate of Vivian M. Floetke

STATE OF OREGON)
County of Klamath)ss:

ACKNOWLEDGED BEFORE ME this 4 day of December, 2019, by Cynthia I. Cobb, Claiming Successor of the Small Estate of Vivian M. Floetke.


NOTARY PUBLIC
My Commission Expires: 3-20-22

