

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by:

Richard B. Thierolf, Jr. (OSB#763535)

Jacobson Thierolf & Dickey, P.C.

Two N. Oakdale Avenue

Medford, OR 97501

Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference: _____

Please print or type information.

1. AFTER RECORDING RETURN TO –

Required by ORS 205.180(4) & 205.238:

Name: **Nancy Nave Dicus**Address: **P O Box 1408**City, ST Zip: **Jacksonville, OR 97530****2. TITLE(S) OF THE TRANSACTION(S) –** Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

Document Title(s): **Bill of Sale/Deed to the recreation residence located at Lake of the Woods, Freemont Winema Forest, Klamath County, Oregon, Block M, Lot 2 (this structure is not to be treated as real property, because the United States Forest Service holds title to the land)**

3. DIRECT PARTY / GRANTOR Names and Addresses – Required by ORS 205.234(1)(b)
for Conveyances list Seller; for Mortgages/Liens list Borrower/Debtor

Grantor Name: **Nancy Nave Dicus, as the "Affiant" in Small Estate of Marjorie Mae Nave, deceased (Jackson County Circuit Court file no. 20PB01061)**
P O Box 1408
Jacksonville, OR 97530

Grantor Name: _____**4. INDIRECT PARTY / GRANTEE Names and Addresses –** Required by ORS 205.234(1)(b)
for Conveyances list Buyer; for Mortgages/Liens list Beneficiary/Lender/Creditor

Grantee Name: **Corey Richard Nave**
3169 Forest Hills Dr.
Medford, OR 97504

Grantee Name: _____**5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:**

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:

Name: **Kathleen Harp**Address: **32300 SW Del Monte Drive**City, ST Zip: **Wilsonville, OR 97070****7. TAX ACCOUNT NUMBER OF THE PROPERTY if the instrument creates a lien or other interest that could be subject to tax foreclosure. –** Required by ORS 312.125(4)(b)(B)Tax Acct. No.: **Not applicable****6. TRUE AND ACTUAL CONSIDERATION –** Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:

\$ -0- (this transaction is to settle a decedent's estate)

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

2020-011245**Klamath County, Oregon****09/04/2020 03:41:00 PM****Fee: \$92.00**

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WHEN RECORDED, RETURN TO:

Nancy Nave Dicus
P O Box 1408
Jacksonville, OR 97530

SEND TAX STATEMENTS TO:
Kathleen Harp
32300 SW Del Monte Drive
Wilsonville, OR 97070

BILL OF SALE/DEED

I, Nancy Nave Dicus, am the daughter of Marjorie Mae Nave, who died on May 27, 2016, in Jackson County, Oregon. On February 10, 2020, I filed an *Affidavit of Claiming Successor of Small Estate* (Jackson County Circuit Court file no. 20PB01061) pursuant to Oregon Revised Statutes 114.505 - 114.560, for my mother's estate. As the Affiant who filed said affidavit, I am entitled to transfer the interest of my mother ("the decedent") in property of the estate, pursuant to Oregon Revised Statutes 114.555.

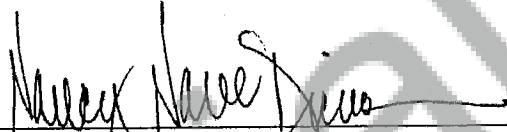
When I filed said affidavit with the court, I also filed the decedent's will, dated May 22, 2012. According to Article V C of the decedent's will, she bequeathed and devised to the survivor of her grandchildren Jamie Katherine Nave Kerr and Corey Richard Nave her one-tenth interest in the recreation residence located at Block M, Lot 2, at Lake of the Woods, Fremont-Winema National Forest in Klamath County, Oregon ("M-2"). On March 2, 2020, Jamie Katherine Nave Kerr ("Jamie") filed a disclaimer with the court in Jackson County Circuit Court case no. 20PB01061, pursuant to Oregon Revised Statutes 105.623 - .649, the Uniform Disclaimer of Property Interests Act, regarding M-2. Jamie never asserted any interest or exercised rights of ownership in M-2. Therefore, she is deemed to have predeceased Corey Richard Nave for purposes of who is entitled to the decedent's interest in M-2.

BILL OF SALE/DEED - 1

AMERITITLE, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

NOW, THEREFORE, in my capacity as Affiant pursuant to the *Affidavit of Claiming Successor of Small Estate* and the May 22, 2012, will of the late Marjorie Mae Nave, I hereby transfer and convey to Corey Richard Nave all of Marjorie Mae Nave's right, title, and interest in and to the recreation residence situated on Lot 2, Block M, Lake of the Woods, Fremont-Winema National Forest, Klamath County, Oregon, to have and to hold the same unto himself and unto his personal representatives and assigns.


July 1, 2020


Nancy Nave Dicus, Affiant, pursuant to the *Affidavit of Claiming Successor of Small Estate* filed with the Jackson County Circuit Court as no. 20PB01061

STATE OF OREGON)
 : ss.
Jackson County)

On the 1st day of July, 2020, personally appeared before me Nancy Nave Dicus, Affiant, who filed the *Affidavit of Claiming Successor of Small Estate* in Jackson County Circuit Court file no. 20PB01061 for the estate of the late Marjorie Mae Nave, and acknowledged the foregoing instrument to be her voluntary act and deed.




Notary Public for Oregon
My Commission Expires: 7-25-2022