

2020-015456

Klamath County, Oregon

GRANTOR NAME AND ADDRESS

Dave Allen Brunner
Claiming Successor of the Small
Estate of Wenonah Darlene Baker
aka W.D. Baker aka Nona Baker
P.O. Box 324
Malin, Oregon 97632



00269796202000154560020029

11/25/2020 02:35:03 PM

Fee: \$87.00

GRANTEE NAME AND ADDRESS

Dave A. Brunner
P.O. Box 324
Malin, Oregon 97632

AFTER RECORDING RETURN TO

Neal G. Buchanan
Attorney at Law
435 Oak Avenue
Klamath Falls, Oregon 97601

SEND TAX STATEMENTS TO

GRANTEE

DEED OF CLAIMING SUCCESSOR

DAVE ALLEN BRUNNER, Claiming Successor of the Small Estate of **WENONAH DARLENE BAKER aka W.D. BAKER aka NONA BAKER**, deceased, in the Circuit Court of the State of Oregon for Klamath County, Case No. 20PB04864, **GRANTOR**, conveys and assigns unto **DAVE A. BRUNNER, GRANTEE**, 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 1, 2, 3 and 4, Block 40, MALIN SUPPLEMENTAL PLAT,
according to the official plat thereof on file in the
office of the Clerk of Klamath County, Oregon.

CODE 013 MAP 4112-016DA TL 02101 KEY #891416

TOGETHER WITH: A certain de-titled 2000 Redman Manufactured
Structure bearing #K-09993

This deed is made in furtherance of the distribution of the above-referenced Small Estate, the provisions of ORS 114.545(3) and is in fulfillment of that certain Contract Of Sale dated March 6, 2008 as between Wenonah Baker as Seller and Dave A. Brunner as Purchaser a Memorandum of which was recorded at 2008-016061 records of Klamath County, Oregon.

The true and actual consideration for this conveyance stated in terms of dollars is \$-0-. However, this deed is made in furtherance of the distribution of the above-referenced Small Estate from Klamath County Circuit Court Case No. 20PB04864; and in fulfillment of that

Returned at Counter

certain Contract Of Sale wherein Wenonah Baker was Seller and Dave A. Brunnemer was Purchaser dated March 6, 2008, a Memorandum of which was recorded at 2008-016061 records of Klamath County, Oregon.

"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 23 day of NOV, 2020.

Small Estate of **WENONAH DARLENE BAKER**
aka **W.D. BAKER** aka **NONA BAKER**,

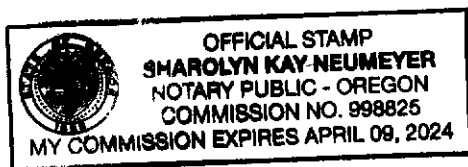
BY:

DAVE ALLEN BRUNNEMER

Claiming Successor

STATE OF OREGON, County of KLAMATH) ss.

This instrument was acknowledged before me on 23rd day of November, 2020, by **DAVE ALLEN BRUNNEMER** as Claiming Successor.



Sharolyn Kay Neumeier
NOTARY PUBLIC FOR OREGON
My Commission Expires: April 9, 2024