

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

Janet M. Chancellor
8855 Lower River Road
Grants Pass, OR 97526

AFTER RECORDING, RETURN TO:

Foster Denman, LLP
Post Office Box 1667
Medford, OR 97501

2021-000579

Klamath County, Oregon

01/13/2021 11:37:01 AM

Fee: \$87.00

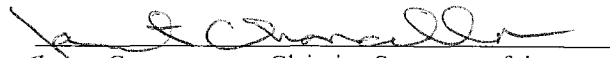
CLAIMING SUCCESSOR'S DEED

JANET CHANCELLOR, as Claiming Successor of the Small Estate of ETHEL MAE BUCKLEY, deceased (Klamath County Circuit Court Case Number 0501229CV), Grantor, conveys to JANET CHANCELLOR as to an undivided one-half interest, as a tenant in common and VERNON BUCKLEY, JR. as to an undivided one-half interest, as a tenant in common, Grantees, the real property located in Klamath County, Oregon, more particularly described on Exhibit "A" attached hereto and made a part hereof.

The true consideration for this conveyance is \$0.00, and is the partial satisfaction of the Affidavit of Claiming Successor, Intestate Estate, dated March 29, 2005, in the Small Estate of ETHEL MAE BUCKLEY.

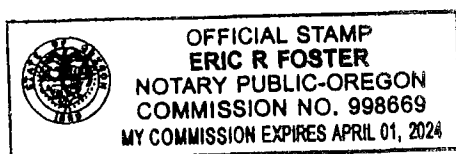
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 13th day of January, 2021.


JANET CHANCELLOR, Claiming Successor of the
Estate of ETHEL MAE BUCKLEY

STATE OF OREGON)
)ss
County of Jackson)

On this 13th day of January, 2021, personally appeared the above-named JANET CHANCELLOR and stated that she is the duly appointed and acting Claiming Successor of the Estate of ETHEL MAE BUCKLEY deceased, and acknowledged the foregoing instrument to be her voluntary act and deed for the estate.




Notary Public for Oregon

Claiming Successor's Deed
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EXHIBIT "A"

All that portion of lot 69 of Fair Acres Subdivision No. 1, according to the Official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Commencing at the Southwest corner of said Lot 69 and running thence East along the South line of said Lot 69, a distance of 150 feet; thence North, parallel with the West line of said Lot 69, a distance of 60 feet; thence West, parallel with the South line of said Lot 69, a distance of 150 feet; thence South along the West line of said Lot 69, a distance of 60 feet to the place of beginning.

EXCEPTING THEREFROM that portion lying within the right of way of Homedale Road disclosed by instrument recorded December 5, 1963, in Deed Volume 349 at page 511.