

2021-012313

Klamath County, Oregon



00285463202100123130020022

08/12/2021 08:59:31 AM

Fee: \$87.00

**GRANTOR NAME AND ADDRESS**

Lillian Crider  
Claiming Successor of the Small  
Estate of William Joseph Crider  
PO Box 35  
Chiloquin, Oregon 97624

**GRANTEE NAME AND ADDRESS**

Lillian Crider  
PO Box 35  
Chiloquin, Oregon 97624

**AFTER RECORDING RETURN TO**

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

**SEND TAX STATEMENTS TO**

Lillian Crider  
PO Box 35  
Chiloquin, Oregon 97624

**DEED OF CLAIMING SUCCESSOR**

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 of the above reference real property from out of the Small Estate of **WILLIAM CRIDER aka WILLIAM JOSEPH CRIDER (aka WILLIAM J. CRIDER)**, Klamath County Circuit Court Case No. 21PB00757.

**LILLIAN CRIDER**, Claiming Successor of the Small Estate of **WILLIAM CRIDER aka WILLIAM JOSEPH CRIDER (aka WILLIAM J. CRIDER)**, deceased, in the Circuit Court of the State of Oregon for Klamath County, Case No. 21PB00757, **GRANTOR**, conveys and assigns unto **LILLIAN CRIDER, GRANTEE**, that certain real property situated in Klamath County, State of Oregon, legally described as follows, to-wit:

Parcel 3 of Land Partition 11-03, being a Replat of Lots 6 and 7, Block 8 of Tract No. 1019, Winema Peninsula Unit #2, situated in the SW ¼ of Section 27, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon

MAP TAX LOT #3407-027CA-01300

Account #195096

Returned at Counter

This deed is made in furtherance of the distribution of the above-referenced Small Estate, and the provisions of ORS 114.545(3).

"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."

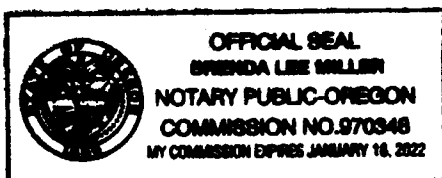
Dated the 12<sup>th</sup> day of August, 2021.

Small Estate of **WILLIAM CRIDER** aka  
**WILLIAM JOSEPH CRIDER (aka WILLIAM  
J. CRIDER)**

BY: Lillian Crider  
**LILLIAN CRIDER**  
Claiming Successor

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on 12<sup>th</sup> day of  
August, 2021, by **LILLIAN CRIDER** as Claiming Successor.



Brenda Miller  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 1-18-22