

2023-010327

Klamath County, Oregon

GRANTOR NAME AND ADDRESS

Patricia A. Baldwin
Claiming Successor of the Small
Estate of Lester W. Baldwin
98 Juniper Ridge Road
Laporte, Colorado 80535



00322652202300103270020024

11/30/2023 03:42:10 PM

Fee: \$87.00

GRANTEE NAME AND ADDRESS

Patricia Baldwin
98 Juniper Ridge Road
Laporte, Colorado 80535

AFTER RECORDING RETURN TO

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

SEND TAX STATEMENTS TO

Patricia Baldwin
98 Juniper Ridge Road
Laporte, Colorado 80535

Returned at Counter

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 referenced real property from out of the Small Estate of **LESTER W. BALDWIN aka LESTER WILLIAM BALDWIN aka WILLY BALDWIN**, Klamath County Circuit Court Case No. 23PB05735.

PATRICIA A. BALDWIN, Claiming Successor of the Small Estate of **LESTER W. BALDWIN aka LESTER WILLIAM BALDWIN aka WILLY BALDWIN**, deceased, in the Circuit Court of the State of Oregon for Klamath County, Case No. 23PB05735, **GRANTOR**, conveys and assigns unto **PATRICIA BALDWIN, GRANTEE**, that certain real property situated in Klamath County, State of Oregon, legally described as follows, to-wit:

Parcel 1: S ½ of S ½ of E ½ of SE ¼ Section 32, Township 35S, Range 11 East of the Willamette Meridian, Klamath County, Oregon

Parcel 2: N ½ of S ½ of E ½ of SE ¼ Section 32, Township 35S, Range 11 East of the Willamette Meridian, Klamath County, Oregon

Account 288432

Map & Tax Lot 3511-03200-02100

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 20 day of November 2023.

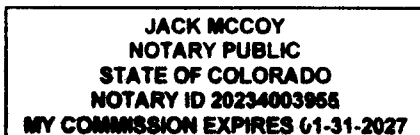
Small Estate of **LESTER W. BALDWIN**
aka LESTER WILLIAM BALDWIN aka
WILLY BALDWIN

BY: Patricia A. Baldwin
PATRICIA A. BALDWIN
Claiming Successor

STATE OF COLORADO

County of Wilder

The forgoing instrument was acknowledged before me on 20th day of November, 2023, by **PATRICIA A. BALDWIN** as Claiming Successor.



Jack McCoy
NOTARY PUBLIC FOR COLORADO
My Commission Expires: 01-31-2027