

2009-013588

Klamath County, Oregon



00074218200900135880020020

10/19/2009 12:51:16 PM

Fee: \$42.00

GRANTOR NAME AND ADDRESS:

Small Estate of Stephan Varga aka Stefan Varga,
and Kamila J. Varga
c/o Stephen Andrew Varga
12 Cherry Lane, Bedford NH 03110

GRANTEES NAMES AND ADDRESSES:

Stephen Andrew Varga
12 Cherry Lane, Bedford NH 03110

Patricia Lawn
100 Plymouth St., Fitchburg MA 01420

AFTER RECORDING RETURN TO:

Neal G. Buchanan
435 Oak Avenue
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Grantee Stephen Andrew Varga

DEED OF CLAIMING SUCCESSOR


STEPHEN ANDREW VARGA, as Claiming Successor of the Small Estate of STEPHAN VARGA aka STEFAN VARGA, and KAMILA J. VARGA, deceased, in the Circuit Court of the State of Oregon for Klamath County, Case No. 0901411CV, **GRANTOR**, conveys and assigns unto STEPHEN ANDREW VARGA and PATRICIA LAWN, each as to an undivided one-half interest as tenants-in-common, **GRANTEES**, any and all interest of the decedents, STEPHAN VARGA aka STEFAN VARGA, and KAMILA J. VARGA, in and to that certain real property situated in Klamath County, State of Oregon, legally described as follows, to wit:

Lot 18 in Block 17 of SPRAGUE RIVER VALLEY ACRES, according to the official Plat on file with the Clerk of Klamath County, Oregon


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 434, OREGON LAWS 2007. 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 SECTION 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

DATED : 8-21-09

By: 
STEPHEN ANDREW VARGA

WITNESS my hand and official seal.



NOTARY PUBLIC FOR NEW HAMPSHIRE
My Commission Expires: My Commission Expires Sept