

2013-010156

Klamath County, Oregon



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09/05/2013 09:19:24 AM

Fee: \$42.00

**AFTER RECORDING, RETURN TO:**

William M. Ganong  
Attorney at Law  
514 Walnut Avenue  
Klamath Falls OR 97601

**SEND TAX STATEMENTS TO:**

Michael Scott Farrar  
Dawn Lynn Niskar  
3919 Monrovia Way  
Klamath Falls OR 97603

**DEED OF CLAIMING SUCCESSOR**

Michael S. Farrar, the Claiming Successor of the Small Intestate Estate of Elaine Ann Temple, deceased, Klamath County, Oregon Circuit Court Case No. 1301518 CV, conveys to Michael Scott Farrar and Dawn Lynn Niskar, as tenants in common, all that real property situated in Klamath County, Oregon, described as follows:

Lot 81 Tract 1437-The Woodlands Phase 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Assessor's Parcel No. R-3808-036DC-08400-000  
and Property ID No. R892713


More commonly known as 5065 Lyptus Lane, Klamath Falls, Oregon

The true and actual consideration for this conveyance is inheritance.

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED: August 27 2013.

  
Michael S. Farrar, Claiming Successor  
of the Small Intestate Estate of  
Elaine Ann Temple

STATE OF OREGON, County of Klamath) ss.

Signed and sworn to before me on the 27 day of August 2013, by Michael S. Farrar, who acknowledged the above instrument to be his voluntary act and deed as Claiming Successor of the Small Intestate Estate of Elaine Ann Temple.



  
Notary Public for Oregon  
My commission expires: 8.31.2015