

2014-006536

Klamath County, Oregon



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06/19/2014 03:39:29 PM

Fee: \$42.00

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Darlene C. Putnam 10584 E. Langell Valley Rd Bonanza, OR 97623
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GRANTOR:

Darlene C. Putnam, Claiming Successor
of the Small Estate of Lawrence W. Hicks
10584 E. Langell Valley Road
Bonanza, OR 97623

GRANTEE:

Darlene C. Putnam, William W. Hicks, Daniel S. Hicks
10584 E. Langell Valley Road.
Bonanza, OR 97623

DEED OF CLAIMING SUCCESSOR

Darlene C. Putnam, Claiming Successor of the Small Estate of Lawrence William Hicks, deceased, Grantor, conveys to Darlene C. Putnam, William W. Hicks and Daniel S. Hicks, an undivided one-third interest, Grantee, the following described real property located in Klamath County, Oregon:

NE¼SE¼ of Section 1, Township 40 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon. EXCEPTING THEREFROM that portion conveyed to the United States of America in Deed Book 72, page 177, Deed Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is an 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, 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 17 day of June 2014.

Darlene C. Putnam, Claiming Successor of
Small Estate of Lawrence William Hicks

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 17 day of June 2014 the above-named Darlene C. Putnam, as Claiming Successor of the Small Estate of Lawrence William Hicks, and acknowledged the foregoing instrument to be her voluntary act and deed. Before me:

Notary Public for Oregon
My Commission expires:

9-20-2017

