

2014-008790

Klamath County, Oregon



00157761201400087900010019

08/22/2014 03:40:52 PM

Fee: \$42.00

RETURN TO:
Brandsness, Brandsness &
Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

MAIL TAX STATEMENTS:
Elizabeth Andrews
14555 Oak Run Road
Oak Run, CA 96069

GRANTOR:

Elizabeth Andrews, Claiming Successor
of the Small Estate of
Freddie Duane Andrews Jr.
14555 Oak Run Road
Oak Run, CA 96069

GRANTEE:

Elizabeth Andrews
14555 Oak Run Road
Oak Run, CA 96069

DEED OF CLAIMING SUCCESSOR

Elizabeth Andrews, Claiming Successor of the Small Estate of Freddie Duane Andrews Jr., deceased, Grantor, conveys to Elizabeth Andrews, Grantee, the following described real property located in Klamath County, Oregon:

Klamath Falls Forest Estates Sycan Unit, Block 18, Lot 3 S½W½,
according to the official plat thereof on file in the office of
the County Clerk 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 31 day of July 2014.

Elizabeth Andrews

Elizabeth Andrews, as Claiming Successor
of the Small Estate of Freddie Duane
Andrews Jr.

STATE OF CALIFORNIA)
) ss.
County of Shasta)

Personally appeared before me this 31 day of July 2014 the above-named Elizabeth Andrews, as Claiming Successor of the Small Estate of Freddie Duane Andrews Jr., and acknowledged the foregoing instrument to be her voluntary act and deed. Before me:

Katelyn Harris

Notary Public for California

My Commission expires: May 4, 2018

