

2014-011222

Klamath County, Oregon



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10/24/2014 03:57:52 PM

Fee: \$42.00

Grantor's Name and Address

Paul C. Rivera, Claiming Successor for the
Small Estate of Paul Edward Rivera
365 N. Cleveland Street
Orange, CA 92866

Grantee's Name and Address

Paul C. Rivera
365 N. Cleveland Street
Orange, CA 92866

After Recording Return to:

Paul C. Rivera
365 N. Cleveland Street
Orange, CA 92866

Until requested otherwise, send all tax statements to:

Paul C. Rivera
3024 E. Chapman Ave., #235
Orange, CA 92869

CLAIMING SUCCESSOR'S DEED

I, Paul C. Rivera Rivera, the duly appointed, qualified and acting claiming successor of the small estate of Paul Edward Rivera, deceased, Klamath County Circuit Court Case No. 1403207CV, conveys to Paul C. Rivera, that real property situated in the County of Klamath, State of Oregon, legally described as:

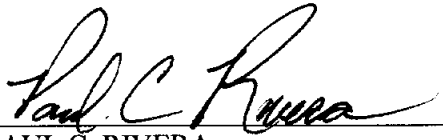
That portion of Lot 1, Block 11, situated South and N89°59'20"W of a point on the North line of said Lot 1 that is S89°59'20"E 460 ft. from the Northwest corner thereof. Also described as: Beginning at the northwest corner of said lot; thence easterly along the northerly line of said lot 460 feet; thence south to the southerly line of said lot; thence westerly and northerly along the southerly and westerly lines of said lot to the point of beginning, in Klamath County, Oregon.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$-0-; the whole consideration being the distribution of decedent's estate in the Circuit Court of the State of Oregon for Klamath County, Case No. 1403207CV.

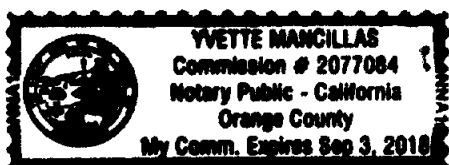
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 this 11 day of Sept., 2014.


PAUL C. RIVERA
Claiming Successor of the Small Estate of
Paul Edward Rivera, Deceased

STATE OF CALIFORNIA)
) ss:
County of ORANGE)

On the 11 day of SEPTEMBER, 2014, personally appeared before me the above-named PAUL C. RIVERA and acknowledged the above instrument as personal representative of the Small Estate of Paul Edward Rivera, deceased.




NOTARY PUBLIC