

2015-006515

Klamath County, Oregon



00171456201500065150020029

06/22/2015 09:44:06 AM

Fee: \$47.00

CLAIMING SUCCESSOR'S DEED

After recording tax statements
shall be sent to Grantee
at the following address:
150 Loftus Road, Bay Point, CA 94565

*AFTER RECORDING send to:
MARRIECIA Gutierrez
150 LOFTUS RD.
BAY POINT, CA. 94565*

Marriecia Gutierrez, the duly Claiming Successor of record and authorized representative of the Small Estate of Danica Jo Gutierrez, deceased, filed in the Klamath County, Oregon, Circuit Court in probate case #1303475CV, (the "Small Estate Proceeding"), in her capacity as Claiming Successor, hereinafter referred to as Grantor, conveys and warrants to Marriecia Gutierrez and Danesity Ludden, as tenants in common, Grantee, the following described real property:

Klamath Falls Forest Estates, Sycan Unit, Block 17, Lot 14N 415' of West 1050',
Klamath County, OR, Acres 10.00, R-3313-01400-00600-000

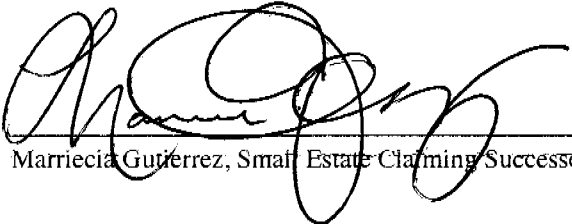
The true consideration for this conveyance is \$0.00, as this is a transfer by the Claiming Successor pursuant to Affidavit of Claiming Successor of the intestate small estate of the decedent filed in said Small Estate Proceeding on or about September 10, 2013.

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. **ORS 93.040.**

DATED this 4 day of June, 2015.

Small Estate of Danica Jo Gutierrez, deceased, (the "Small Estate")

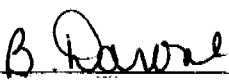
By: 
Marriecia Gutierrez, Small Estate Claiming Successor, Grantor

STATE OF CALIFORNIA)
) ss.
COUNTY OF CONTRA COSTA)

On 6-4-, 2015, before me, (printed name of notary:) B. Darone Notary Public
personally appeared (name of document signer:) Marriecia Gutierrez who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Notary Public for California
My commission expires: NOV. 15. 2018

