

2016-005412

Klamath County, Oregon



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05/23/2016 02:29:18 PM

Fee: \$42.00

RETURN TO:
Michael P. Rudd.
411 Pine Street
Klamath Falls, OR 97601

MAIL TAX STATEMENTS:
James and Karyn Mieloszyk
4534 Altura Street
Eugene, OR 97404

GRANTORS:

James Mieloszyk
Claiming Successor of the Small Estate of
Lois E. Warren
4534 Altura Street
Eugene, OR 97404

GRANTEES:

James and Karyn Mieloszyk
4534 Altura Street
Eugene, OR 97404

DEED OF CLAIMING SUCCESSOR

James Mieloszyk, Claiming Successor of the Small Estate of Lois E. Warren, Grantor, conveys to James Mieloszyk and Karyn Mieloszyk, as tenants by the entirety, the following described real property located in Klamath County, Oregon:

Lot 4 in Block 3, FIRST ADDITION TO BUREKER, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Together with the tenements, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining.

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 18th day of May, 2016.

James Mieloszyk, Claiming Successor of the
Small Estate of Lois E. Warren

STATE OF OREGON)
) ss.
County of Lane)

Personally appeared before me this 18 day of May, 2016, the above named James Mieloszyk, Claiming Successor of the Small Estate of Lois E. Warren and acknowledged the foregoing instrument to be his voluntary act and deed.



Notary Public for Oregon
My commission expires: 12-19-17