

2016-011516

Klamath County, Oregon

10/28/2016 09:56:01 AM

Fee: \$42.00

RETURN TO:

Richard A. Gelhardt
3907 Christine Lane
Klamath Falls, OR 97603

MAIL TAX STATEMENTS TO:

Richard A. Gelhardt
3907 Christine Lane
Klamath Falls, OR 97603

GRANTOR:

Richard A. Gelhardt, Claiming Successor
for the Small Estate of Donald D. Gelhardt
3907 Christine Lane
Klamath Falls, OR 97603

GRANTEES:

Richard A. Gelhardt
3907 Christine Lane
Klamath Falls, OR 97603

Steve E. Gelhardt
206 Stark Street
Medford, OR 97504

DEED OF CLAIMING SUCCESSOR

Richard A. Gelhardt, Claiming Successor for the Small Estate of Donald D. Gelhardt (Klamath County Circuit Court Case #16PB01869), conveys to Richard A. Gelhardt and Steve E. Gelhardt, each as to an undivided 50% interest in the following described real property located in Klamath County, Oregon:

Lot 17 of GRACE PARK, 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.

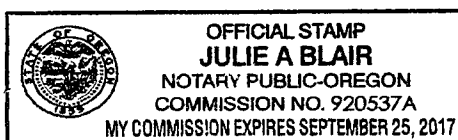
DATED this 24th day of October, 2016.




Richard A. Gelhardt, Claiming Successor of the
Small Estate of Donald D. Gelhardt

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 24th day of October, 2016, the above named Richard A. Gelhardt, Claiming Successor of the Small Estate of Donald D. Gelhardt and acknowledged the foregoing instrument to be his voluntary act and deed.




Notary Public for Oregon
My commission expires: 9/25/2017