

**RECORDING COVER SHEET**

ORS 205.234

This cover sheet has been prepared by:

**2017-005710****Klamath County, Oregon**

05/25/2017 10:09:00 AM

Fee: \$52.00

Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference: 166478AM

This document is being re-recorded at the request of AmeriTitle to correct legal description as previously recorded in 2017-005218.

Please print or type information.

**1. AFTER RECORDING RETURN TO –**

Required by ORS 205.180(4) &amp; 205.238:

Name: **Brandsness, Brandsness & Rudd, P.C.**Address: **411 Pine Street**City, ST Zip: **Klamath Falls, OR 97601****2. TITLE(S) OF THE TRANSACTION(S) –** Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

**Document Title(s):** **Deed of Claiming Successor****3. DIRECT PARTY / GRANTOR Names and Addresses –** Required by ORS 205.234(1)(b)

for Conveyances list Seller; for Mortgages/Liens list Borrower/Debtor

Grantor Name: **Annie Ross, Claiming Successor of the Small Estate of Robert Lauren Sanders, deceased**

Grantor Name: \_\_\_\_\_

**4. INDIRECT PARTY / GRANTEE Names and Addresses –** Required by ORS 205.234(1)(b)

for Conveyances list Buyer; for Mortgages/Liens list Beneficiary/Lender/Creditor

Grantee Name: **Annie Ross**

Grantee Name: \_\_\_\_\_

**5.** For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:**UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:**Name: **Annie Ross**Address: **1911 Deerfield Drive**City, ST Zip: **Yuba City, CA 95993****6. TRUE AND ACTUAL CONSIDERATION –** Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:**\$** **0****7. TAX ACCOUNT NUMBER OF THE PROPERTY if the instrument creates a lien or other interest that could be subject to tax foreclosure. –** Required by ORS 312.125(4)(b)(B)Tax Acct. No.: **N/A**

Returned at Counter

2015-010665  
Klamath County, Oregon



09/28/2015 03:24:23 PM

Fee: \$42.00

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Annie Ross 1911 Deerfield Drive Yuba City, CA 95993
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2017-005218 Klamath County, Oregon 05/12/2017 09:30:00 AM Fee: \$42.00
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GRANTOR:  
Annie Ross, Claiming Successor  
of the Small Estate of  
Robert Lauren Sanders  
1911 Deerfield Drive  
Yuba City, CA 95993

GRANTEE:  
Annie Ross  
1911 Deerfield Drive  
Yuba City, CA 95993

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recorded in 2015-010665.

DEED OF CLAIMING SUCCESSOR

Annie Ross, Claiming Successor of the Small Estate of Robert Lauren Sanders, deceased, Grantor, conveys to  
Annie Ross, Grantee, the following described real property located in Klamath County, Oregon:

The NW¼ and N½ of NW¼ of NE¼, N½ of S½ of NW¼ of NE¼ and N½ of NW¼ of NE¼ of SW¼,  
Section 34, Township 36 south, Range 12 East of the Willamette Meridian, in the County of Klamath,  
State of 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 22 day of September, 2015.

Annie Ross  
Annie Ross, as Claiming Successor of the  
Small Estate of Robert Lauren Sanders

ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL  
WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR  
VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA )  
 ) ss.  
County of Sutter )

On September 22, 2015 before me, Samantha A. Whipple, Notary Public,  
personally appeared Annie Ross, who proved to me on the basis of satisfactory evidence to be the person whose  
name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized  
capacity, and that by her signature on the instrument is the person, or the entity upon behalf of which the  
person 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.

(SEAL)



Samantha A. Whipple  
Notary Public for California  
My Commission expires: 08/09/2016

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