

2017-008286

Klamath County, Oregon



00207377201700082860020021

07/25/2017 10:08:26 AM

Fee: \$47.00

GRANTOR NAME AND ADDRESS

Sharon Delana Owens
Claiming Successor of the Small Estate
of Florette Lois Riach
326 Fulton Street
Klamath Falls, Oregon 97601

GRANTEE NAME AND ADDRESS

Sharon Delana Owens
326 Fulton Street
Klamath Falls, Oregon 97601

AFTER RECORDING RETURN TO

Neal G. Buchanan
Attorney at Law
435 Oak Avenue
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO
GRANTEE

Returned at Counter

DEED OF CLAIMING SUCCESSOR

SHARON DELANA OWENS, Claiming Successor of the Small Estate of **FLORETTE LOIS RIACH**, deceased, in the Circuit Court of the State of Oregon for Klamath County, Case No. 17PB00731, **GRANTOR**, conveys and assigns unto **SHARON DELANA OWENS, GRANTEE**, any and all interest the decedent had in and to that certain real property situated in Klamath County, State of Oregon, legally described as follows, to wit:

LOT 7 IN BLOCK 89 BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, TOGETHER WITH that portion of vacated ally which inurred thereto.

3809-029CB-03200-000 299448

This deed is made in furtherance of the distribution of the above-referenced Small Estate, and the provisions of ORS 114.545(3).

The true and actual consideration for this conveyance stated in terms of dollars is \$-0-. However, the true and actual consideration consists of or includes other property or value given or promised, which is the whole consideration, being distribution from Klamath County Circuit Court Case No. 17PB00731.

"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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS, 2010."

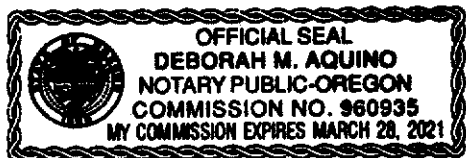
Dated the 24 day of July, 2017.

Small Estate of **FLORETTE LOIS RIACH**

BY: Sharon Delana Owens
SHARON DELANA OWENS
Claiming Successor

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on 24 day of July, 2017, by **SHARON DELANA OWENS** as Claiming Successor.



Deborah M. Aquino
NOTARY PUBLIC FOR OREGON
My Commission Expires: 3/28/21