2018-001103 Klamath County, Oregon



Grantor: Kelly O. Hazen, Claiming Successor of the Estate of Cynthia Otis Stubbs 61551 SE Baptist Way Bend, OR 97702

01/30/2018 08:35:42 AM

Fee: \$42.00

Grantees: Kelly O. Hazen 61551 SE Baptist Way Bend, OR 97702

Carol L. Otis 0836 SW Curry St. #1400 Meriwether E Portland, OR 97239

DEED OF CLAIMING SUCCESSOR

Kelly O. Hazen, Claiming Successor of the estate of Cynthia Otis Stubbs, deceased, Grantor, conveys to Kelly O. Hazen and Carol L. Otis, as tenants in common, Grantees, the following-described real property located in Klamath County, Oregon:

YONNA WOODS, BLOCK 1, LOT 10.

Until a change is requested, send tax statements to: 61551 SE Baptist Way, Bend, OR 97702

The true and actual consideration for this conveyance is distribution of the estate of Cynthia Otis Stubbs (Klamath County Circuit Court Case Number 17PB07367).

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. 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.

THE LIABILITY AND OBLIGATIONS OF GRANTOR TO GRANTEE AND GRANTEE'S HEIRS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTOR UNDER A STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD. IT IS THE INTENTION OF GRANTOR TO PRESERVE ANY EXISTING TITLE INSURANCE COVERAGE. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTOR OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

By execution of this instrument, Grantor certifies that he is not a "foreign person" as that term is defined in the Internal Revenue Code, Section 1445.

Dated: January 23, 2018.

Kelly O. Hazen Claiming Successor

STATE OF OREGON

) : ss.

County of Deschutes

The above instrument was acknowledged by the above-named Kelly O. Hazen to be her

voluntary act as Claiming Successor



Notary Public for Oregon

RECORD AND RETURN TO:

Two Spruce Law P.C.

204 SE Miller Avenue Bend, OR 97702