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02/06/2018 02:33:43 PM

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RETURN TO: Brandsness, Brandsness & Rudd, PC 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Lee Ann Chase 61145 Metler Bly, OR 97622
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GRANTORS:

Lee Ann Chase
Claiming Successor of the Small Estate of Carson Chase
61145 Metler
Bly, OR 97622

GRANTEES:

Lee Ann Chase
61145 Metler
Bly, OR 97622

DEED OF CLAIMING SUCCESSOR

Lee Ann Chase, Claiming Successor of the Small Estate of Carson Charles Chase, Grantor, conveys to Lee Ann Chase, the following described real property located in Klamath County, Oregon:

Bly, 1st Addition, Block 16, Lots 4 and 5
Bly, 1st Addition, Block 16, Lot 11

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 FEB 5, 2018

Lee Ann Chase

Lee Ann Chase, Claiming Successor of the
Small Estate of Carson C. Chase

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 5TH day of FEBRUARY 2018, the above named Lee Ann Chase, Claiming Successor of the Small Estate of Carson C. Chase, and acknowledged the foregoing instrument to be her voluntary act and deed.

Karen A Baker

Notary Public for Oregon
My commission expires:

9-7-2021

