2019-003346 Klamath County, Oregon

00238080201900033460010012

03/27/2019 09:47:30 AM

Fee: \$82.00

After recording, return to:
Brandsness, Brandsness & Rudd, P.C.
Attorneys at Law
411 Pine Street
Klamath Falls, OR 97601
Send tax statements to:
Beth Anne Payne
23 Sea Island Drive S
Ormond Beach, FL 32176

Ormond Beach, FL 32176

Grantor:
Beth Anne Payne, Claiming Successor for the Estate of John Allen Payne
23 Sea Island Drive S
Ormond Beach, FL 32176
Grantee:
Beth Anne Payne
23 Sea Island Drive S
Ormond Beach, FL 32176

DEED OF CLAIMING SUCCESSOR

Beth Anne Payne, Claiming Successor for the Estate of John Allen Payne, deceased (Klamath County Circuit Court Case No. 18PB07430), Grantor, conveys to Beth Anne Payne, its interest in the following described real property located in Klamath County, Oregon:

Lot 32 of Tract 1472, RIDGEWATER SUBDIVISION, PHASE 1, 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 \$0; estate distribution. The transfer is in accordance with the laws of intestate succession.

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 2007, AND SECTIONS 2 TO 7, CHAPTER 85, 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 2.010 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 36.300, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.301, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 824, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 85, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 85, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 85, OREGON LAWS 2009.

DATED this / 9 day of March, 2019.

Beth Anne Payne, Claiming Successor in

the Estate of John Allen Payne

STATE OF FLORIDA) ss.
County of Volusia)

Personally appeared before me this 14 day of March, 2019, the above-named Beth Anne Payne, Claiming Successor for the Estate of John Allen Payne, as Grantor, and acknowledged the foregoing instrument to be her voluntary act.

KIM BEKDERNAH

Notary Public – State of Florida

Commission = GC *45508

My Comm. Expires Dec 5, 2021

Borded through National Notary Asso.

Notary Public for Florida
My Commission expires: Dec 5, 2021