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03/12/2020 12:33:34 PM

Fee: \$87.00

Grantor:

Darice R. Larson, Claiming Successor
Estate of Debora C. Larson
2402 Charlotte Ave.
Rosemead, CA 91770

Grantee:

Darice R. Larson
2402 Charlotte Ave.
Rosemead, CA 91770

Adrian J. Larson
817 N. Muscatel Ave.
Rosemead, CA 91770

DEED OF CLAIMING SUCCESSOR

Darice R. Larson, Claiming Successor of the estate of Debora C. Larson, deceased, Grantor, conveys to Darice R. Larson and Adrian J. Larson, as to a one-half (1/2) interest each, as tenants in common, Grantees, the following-described real property located in Klamath County, Oregon:

Lot 24, Block 53, First Addition to Klamath Forest Estates as recorded in
Klamath County, Oregon.

This property is subject to all liens, easements and encumbrances of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

Until a change is requested, send tax statements to: 2402 Charlotte Ave. Rosemead, CA 91770

The true and actual consideration for this conveyance is distribution of the estate of Debora C. Larson (Deschutes County Circuit Court Case Number 19PB05349).

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: 3/4, 2020


Darice R. Larson, Claiming Successor

[Notarization for Notary Public of California on following page]

SEE ATTACHED
NOTARIAL CERTIFICATE

RECORD AND RETURN TO:

Two Spruce Law P.C.

204 SE Miller Avenue
Bend, OR 97702

**CALIFORNIA ALL-PURPOSE
CERTIFICATE OF ACKNOWLEDGMENT
(CALIFORNIA CIVIL CODE § 1189)**

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)
COUNTY OF Los Angeles)

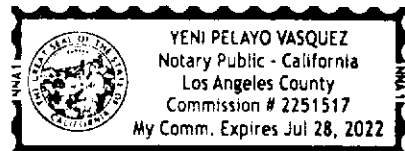
On 03-04-2020 before me, Yeni Pelayo Vasquez (Notary Public)
(Date) (Here Insert Name and Title of the Officer)

personally appeared Darice Rae Larson
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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.

[Signature]
Signature of Notary Public (Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

Description of Attached Document

Title or Type of Document: Deed of Claiming Successor Lot(24) Block 53 Document Date: 03-04-2020

Number of Pages: 1-2 Signer(s) Other Than Named Above: NA

Additional Information: _____