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2020-005342

Klamath County, Oregon



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04/28/2020 10:03:53 AM

Fee: \$87.00

After recording, return to :
Brandsness, Brandsness & Rudd, P.C.
Attorneys at Law
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:
Cara J. Johnson, Trustee of the
Wesley Richard Yarnall Living Trust
8102 Dartmoor Drive
Huntington Beach, CA 92646

Grantor:
Cara J. Johnson, Claiming Successor
for the Estate of Wesley Richard Yarnall
8102 Dartmoor Drive
Huntington Beach, CA 92646

Grantee:
Cara J. Johnson, Trustee of the
Wesley Richard Yarnall Living Trust
8102 Dartmoor Drive
Huntington Beach, CA 92646

DEED OF CLAIMING SUCCESSOR


Cara J. Johnson, Claiming Successor for the Estate of Wesley Richard Yarnall, deceased (Klamath County Circuit Court Case No. 19PB09844), Grantor, conveys to Cara J. Johnson, Trustee of the Wesley Richard Yarnall Living Trust dated February 4, 2019, its interest in the following described real property located in Klamath County, Oregon:

The East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 13,
Township 35 South, Range 12 East, Willamette Meridian, consisting of five acres more or
less; excluding therefrom the Southerly 30 feet as a non-exclusive easement of ingress and
egress. Property Id#R291892

The true and actual consideration for this conveyance is \$0; estate distribution. The transfer is in accordance with decedent's Last Will and Testament dated February 10, 2019.

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 this 24th day of April, 2020.


Cara J. Johnson, Claiming Successor for
the Estate of Wesley Richard Yarnall

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.

On 4/24/2020, 2020 before me, Manuel Verges, Notary Public, personally appeared Cara J. Johnson, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument is the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

