

2020-005453

Klamath County, Oregon

04/30/2020 09:58:11 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:
Jason L. Guze
103 Colton Lane
Roseburg, OR 97470

Grantor:
Catherine S. Westvold, Claiming Successor
for the Estate of Edward Guze
10192 Kestrel Road
Klamath Falls, OR 97601

Grantees:
Beth A. Guze
2426 Vine Street
Klamath Falls, OR 97601

Jason L. Guze
103 Colton Lane
Roseburg, OR 97470

DEED OF CLAIMING SUCCESSOR

Catherine S. Westvold, Claiming Successor for the Small Estate of Edward Guze, deceased (Klamath County Circuit Court Case No. 18PB09138), Grantor, conveys to Beth A. Guze and Jason L. Guze, as tenants in common, Grantees, its interest in the following described real property located in Klamath County, Oregon:

Lot 530 in Block 127 MILLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.


SAVING AND EXCEPTING THEREFROM the following:

Beginning at the Southwest corner of said Lot 530; thence East 10 feet; thence North 50 feet; thence West 10 feet; thence South 50 feet to the point of beginning.

The true and actual consideration for this conveyance is \$0; estate distribution. The transfer is in accordance with the laws of intestate succession.

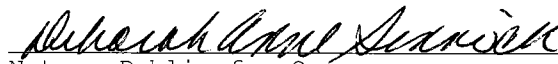
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009, AND SECTIONS 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 27th day of April, 2020.


Catherine S. Westvold, Claiming Successor
for the Small Estate of Edward Guze

STATE OF Oregon)
) ss.
County of Klamath)

Personally appeared before me this 27th day of April, 2020 the above-named Catherine S. Westvold, Claiming Successor for the Small Estate of Edward Guze, and acknowledged the foregoing instrument to be her voluntary act and deed. Before me:


Notary Public for Oregon
My Commission expires: 8-30-21

