

2020-007612

Klamath County, Oregon

06/22/2020 02:11:15 PM

Fee: \$87.00

MAIL TAX STATEMENTS TO:

Lynette C. Barrera, Trustee
7416 Desert View Drive
White City, OR 97503

AFTER RECORDING RETURN TO:

Ben Freudenberg Attorney
Davis, Freudenberg & Day
600 NW 5th Street
Grants Pass, OR 97526

DEED OF CLAIMING SUCCESSOR


Lynette C. Barrera, the claiming successor of Stephen Frederick Cooper, deceased, Klamath County Circuit Court Case No 20PB01375, conveys to Lynette C. Barrera, Trustee, SR & EF Cooper Living Trust dtd 12/31/13 all that real property situated in Klamath County, Oregon, described as follows.

LOT 29, BLOCK 5, SPRAGUE RIVER VALLEY ACRES, in the County of Klamath, State of Oregon.

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 THE 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 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

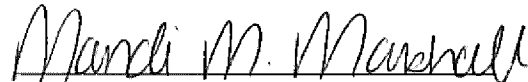
The true and actual consideration for this conveyance is stated in terms of dollars, is NONE, however the actual consideration consists of distribution of estate property.

DATED: June 19, 2020


Lynette C. Barrera, Claiming Successor
of the Stephen Frederick Cooper Estate

STATE OF OREGON)
) ss.
County of Josephine)

On June 19, 2020, personally appeared Lynette C. Barrera, and acknowledged the above instrument to be her voluntary act and deed as claiming successor of the Estate of Stephen Frederick Cooper.


Notary Public for Oregon

