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07/16/2020 01:17:20 PM

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:
Billy Wayne Sharp
10750 Preddy Avenue
Klamath Falls, OR 97603

Grantor:

Billy Wayne Sharp, as Claiming Successor
of the Estate of Ona Faye Sharp
10750 Preddy Avenue
Klamath Falls, OR 97603

Grantee:

Billy Wayne Sharp
10750 Preddy Avenue
Klamath Falls, OR 97603

DEED OF CLAIMING SUCCESSOR

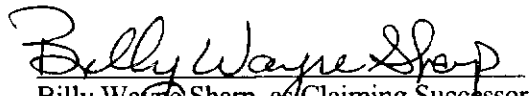
Billy Wayne Sharp, as Claiming Successor of the Estate of Ona Faye Sharp, deceased (Klamath County Circuit Court Case No. 20PB00196), Grantor, conveys to Billy Wayne Sharp, its interest in the following described real property located in Klamath County, Oregon:

Lot 22 in Block 301, of Darrow Addition to the City of Klamath Falls, Oregon, according to the duly recorded plat thereof on file in the office of the County Clerk of Klamath County, Oregon
Property Id#R615347

The true and actual consideration for this conveyance is \$0; estate distribution.

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 18 day of June, 2020.


Billy Wayne Sharp, as Claiming Successor
of the Estate of Ona Faye Sharp

STATE OF OREGON, County of Klamath) ss.

Personally appeared before me this 18th day of June, 2020, the above-named Billy Wayne Sharp, as Claiming Successor of the Estate of Ona Faye Sharp, Grantor, and acknowledged the foregoing instrument to be his voluntary act. Before me:




Notary Public for Oregon
My Commission expires: 5/3/2024