

2020-009454

Klamath County, Oregon



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08/03/2020 09:03:18 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:
Kelly Behr Howland
2828 Debbie Drive
Klamath Falls, OR 97601

Grantor:
Sylvia Rosandich, Claiming Successor
of the Estate of Richard E. Howland
8827 E. Langell Valley Road
Bonanza, OR 97623

Grantee:
Kelly Behr Howland
2828 Debbie Drive
Klamath Falls, OR 97601

DEED OF CLAIMING SUCCESSOR

Sylvia Rosandich, Claiming Successor for the Small Estate of Richard E. Howland, deceased (Klamath County Circuit Court Case No. 20PB00026), Grantor, conveys to Kelly Behr Howland, Grantee, one hundred percent (100%) interest in the following described real property located in Klamath County, Oregon:

Lot 4 in Block 1 TRACT NO. 1203, COUNTRY VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

The true and actual consideration for this conveyance is \$0; estate distribution. The transfer is in accordance with the terms of decedent's Will.

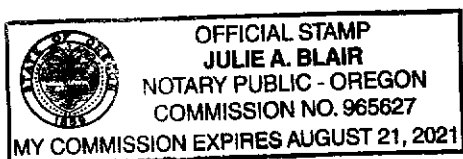
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009, AND SECTIONS 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 28 day of July, 2020.

Sylvia Rosandich
Sylvia Rosandich, Claiming Successor for the
Small Estate Richard E. Howland

STATE OF Oregon)
) ss.
County of Klamath)

Personally appeared before me this 28th day of July, 2020 the above-named Sylvia Rosandich, Claiming Successor for the Small Estate Richard E. Howland, and acknowledged the foregoing instrument to be her voluntary act and deed. Before me:



Julie A. Blair
Notary Public for Oregon

My Commission expires: 8/21/2021