

2020-011796

Klamath County, Oregon

09/16/2020 02:45:01 PM

Fee: \$87.00

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**FULFILLMENT DEED**

Tammy R. Anderson and Johnny Ray Bramlett, heirs of the estate of John Theodore Bramlett, pursuant to the General Judgment Approving Eighth and Final Accounting and Authorizing Final Distribution, Klamath County Case No. 0500780CV, deceased, as "Grantors," convey to Judith A. Tegarden, "Grantee," all of the Grantors' interest in that certain real property located in Klamath County, Oregon, and described as follows:

Lots 4 and 5, Block 3, FOX HOLLOW SUBDIVISION, Klamath County, Oregon

Situs Address: 22848 Elk Street, Klamath Falls OR 97601-9156

Tax Account #R316349

The true and actual consideration for this conveyance is the amount of \$35,440.42 as payment in full of the Land Sale Contract Dated February 8, 2016, Klamath County Records #2016-001910 and associated costs.

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, 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

AFTER RECORDING,

RETURN TO:

Ticor Title

180 Lithia Way Ste 101

Ashland, OR 97520

UNTIL A CHANGE IS REQUESTED, ALL

TAX STATEMENTS SHALL BE SENT TO:

No Change

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.

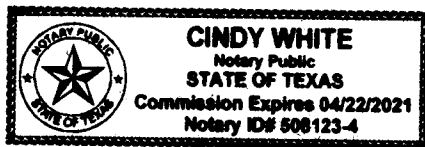
Dated this 14<sup>th</sup> day of April, 2020

Tammy R. Anderson  
Tammy R. Anderson

Johnny Ray Bramlett  
Johnny Ray Bramlett

STATE OF TEXAS                     )  
  ) ss.  
County of HUNT                     )

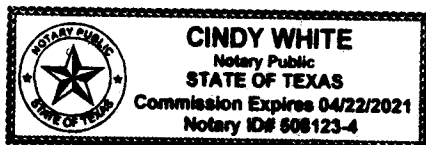
The foregoing instrument was acknowledged before me on this 14<sup>th</sup> day of April, 2020, by Tammy R. Anderson.



Cindy White  
Notary Public for Texas  
My commission expires: 04/22/2021

STATE OF TEXAS                     )  
  ) ss.  
County of HUNT                     )

The foregoing instrument was acknowledged before me on this 14<sup>th</sup> day of April, 2020, by Johnny Ray Bramlett.



Cindy White  
Notary Public for Texas  
My commission expires: 04/22/2021