2021-005066 Klamath County, Oregon



04/02/2021 02:54:35 PM

Fee: \$87.00

## **DEED OF CLAIMING SUCCESSOR**

Grantor:

Randy D. Mahan Jr.

Affiant and claiming successor of

Small Estate RANDY DENE MAHAN

416 Whipple Tree Dr. Yoncalla, OR 97499

Send All Tax Statements After Recording To:

Randy D. Mahan Jr.

| 416 Whipple Tree Dr.

Yoncalla, OR 97499

## Grantees:

Randy D. Mahan Jr.

416 Whipple Tree Dr. Yoncalla, OR 97499 Benjamin Mahan

PSC 3, Box 518 APO, AP-96266 Joshua Mahan

1741 N. Cappero Dr. St. Augustine, FL 32092

RANDY D. MAHAN JR. (grantor), the Claiming Successor under the Affidavit of Claiming Successor of the Intestate Estate of RANDY DENE MAHAN, deceased, conveys in equal shares to RANDY D. MAHAN JR., BENJAMIN MAHAN, and JOSHUA MAHAN, (grantees) as tenants-incommon, the entirety of the deceased's interest in that real property situated in Klamath County, Oregon described as follows:

Subdivision: SPRAGUE RIVER block: 3 Lots: 13 through 24.

SUBJECT TO all liens and encumbrances of record.

For convenience only: Situs Address:

Parcel ID: 332278 /Tax Lot: 3610-014BB-00800

The true and actual consideration for this transfer is distribution of the Intestate Estate of Randy Dene Mahan.

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

Page 1 of 2 Deed of Claiming Successor

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.

This deed is prepared pursuant to ORS 114.545(1)(g), ORS 114.545(5), ORS 114.515, and the Affidavit of Claiming Successor of the Intestate Estate of Randy D. Mahan, Douglas County Case No: 21PB02619.

DATED this 30<sup>th</sup> day of March, 2021.

	OFFICIAL STAMP	
	CORI A MCCURDY	
	NOTARY PUBLIC - OREGON	
	COMMISSION NO. 1006557	
MY COMMISSION EXPIRES DECEMBER 03, 2024		

RANDY D. MAHAN . Claiming Successor an	
STATE OF OREGON	) ) ss:
County of Douglas	)

Subscribed and sworn to (or affirm) before me this 30th day of March, 2021, by Randy D. Mahan Jr.

Notary Public for the State of Oregon
My commission expires: 12 3 24