

2021-011529

Klamath County, Oregon



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07/27/2021 02:41:57 PM

Fee: \$92.00

After recording, return to:
Brandsness, Brandsness & Rudd, P.C.
Attorneys at Law
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:
Veneta Stone
35341 Peck Lane
Squaw Valley, CA 93675

Grantor:

Jerry Farenbaugh, Claiming Successor
of the Estate of Donald Turpin
13859 Hubbard Street
Sylmar, CA 91342

Grantee:

Veneta Stone
35341 Peck Lane
Squaw Valley, CA 93675

DEED OF CLAIMING SUCCESSOR

Jerry Farenbaugh, Claiming Successor of the Estate of Donald Turpin, deceased (Klamath County Circuit Court Case No. 21PB01211), Grantor, conveys to Veneta Stone, Grantee, its interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

The N $\frac{1}{2}$ of the E $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 23, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, TOGETHER WITH an easement for ingress and egress as described in Deed recorded March 15, 1974, in Volume M74, page 3457, Microfilm Records of Klamath County, Oregon.

SUBJECT TO:

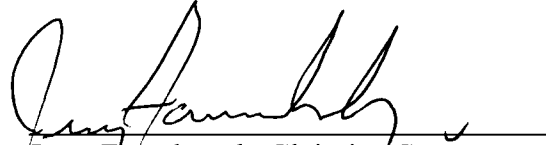
1. Rights of the public in and to any portion of the herein premises lying within the limits of streets, roads or highways.
2. Subject to the rights of ingress and egress of adjoining properties, disclosed by instrument recorded November 25, 1981, in Volume M81, page 20402, Microfilm Records of Klamath County, Oregon.
3. Agreement for Easement, including the terms and provisions thereof, dated February 19, 1980, recorded February 19, 1980, Volume M80, page 3206, Microfilm Records of Klamath County, Oregon, for easement over the herein described property for the benefit of adjacent properties.

The true and actual consideration for this transfer is 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, 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 12th day of July, 2021.



Jerry Farenbaugh, Claiming Successor
of the Estate of Donald Turpin, Grantor

ACKNOWLEDGEMENT

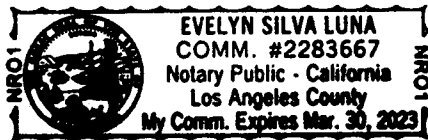
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

[illegible]

On July 12, 2021, 2021, before me, Evelyn Silva Luna,
Notary Public, personally appeared Jerry Farenbaugh, who proved to me on the basis of satisfactory
evidence to be the person whose name is subscribed to the within instrument and acknowledged to
me that he executed the same in his authorized capacity, and that by his signature on the instrument
is the person or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Erwin Johann Linn

Notary Public for California

My Commission Expires: March 30, 2033