

2021-016653

Klamath County, Oregon

11/04/2021 10:03:02 AM

Fee: \$87.00

Send Tax Statements to Grantee at:

Mark Turner

1673 Rebecca Drive

Yuha City, CA 95993

After Recording return to:

Law Office of Paul Heatherman PC

PO Box 8

Bend, OR 97709

DEED OF CLAIMING SUCCESSOR

Mark Turner, the duly appointed, qualified, and acting claiming successor of the estate of Refugia Turner, deceased, Klamath County probate number 21PB00457, grantor, hereby conveys to Mark Turner, grantee, all of the deceased's interest in that real property situated in Klamath County, Oregon, described as follows:

Lot 11, Block 53, KLAMATH FOREST ESTATES 1st ADDITION, Klamath County, Oregon

Tax Map No.: R-3510-035B0-02000-000

Acet. No.: R273652

The true consideration for this conveyance is None (Estate distribution).

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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, 195.30 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 29 day of OCTOBER, 2021.

Mark A. Turner

Mark Turner, Claiming Successor

Estate of Refugia Turner, Grantor

STATE OF CALIFORNIA)

) ss.

County of _____)

Personally appeared before me the above named Mark Turner, as claiming successor of the Estate of Refugia Turner, and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

Before me this _____ day of _____, 2021.

See Attached Notary

NOTARY PUBLIC FOR CALIFORNIA

My commission expires: _____

Deed of Claiming Successor

ACKNOWLEDGMENT

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.

State of California
County of Sutter)

On October 29th, 2021 before me, Mayra Rocha, Notary Public
(insert name and title of the officer)

personally appeared Mark A. Turner
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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.

Signature Mayra Rocha (Seal)

