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Klamath County, Oregon



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Brandsness, Brandsness & Rudd, P.C.
Attorneys at Law
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:
Gavin Hoyer
208 White Horse Lane
Fallbrook, CA 92028

Grantor:

Gavin Hoyer, Claiming Successor of the
Estate of Aksel Kjer Hoyer
208 White Horse Lane
Fallbrook, CA 92028

Grantees:

Gavin Hoyer
208 White Horse Lane
Fallbrook, CA 92028

DEED OF CLAIMING SUCCESSOR

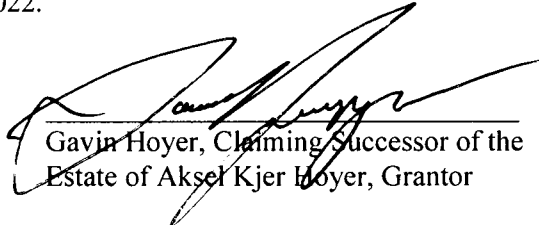
Gavin Hoyer, Claiming Successor of the Small Estate of Aksel Kjer Hoyer (Klamath County Circuit Court Case No. 21PB03561), Grantor, conveys to Gavin Hoyer, Grantee, its interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

See Exhibit A, attached hereto and incorporated by this reference.

The true and actual consideration for this transfer is estate distribution in accordance with the intestate succession laws of the state of Oregon.

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 27 day of APRIL, 2022.


Gavin Hoyer, Claiming Successor of the
Estate of Aksel Kjer Hoyer, Grantor

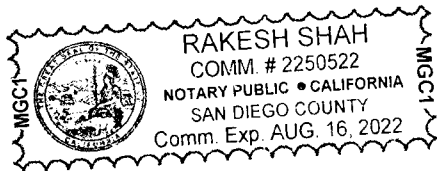
ACKNOWLEDGEMENT

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.

STATE OF CALIFORNIA)
County of San Diego) ss.
)

On April 27, 2022, before me, Rakesh Shukla, Notary Public, personally appeared Gavin Hoyer, 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.

Notary Public for California
My Commission Expires: Aug 16 2022

EXHIBIT A

Lot 13, Block 2, Woodland Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Together with an undivided 1/88th interest in the following described land, two parcels situated in Lots 1 and 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Parcel 1: Beginning at the Northwest corner of said Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and running; thence along the North line of said Section N 89° 42' 15" E 400 feet; thence S 62.42 feet; thence S 46° 57' 20" W 408.82 feet to the Northeasterly bank of the Williamson River; thence following said river bank N 37° 53' 20" W 136.90 feet; thence N 16° 33' W 60.98 feet to the West line of Section 15; thence Northerly on said Section line 172.92 feet to the point of beginning.

Parcel 2: Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East of the Willamette Meridian and running; thence N 89° 42' 15" E 400.0 feet along the North line of said Section 15; thence S 62.42 feet; thence S 50° 43' 50" E 453.16 feet; thence S 76° 17' 30" E 886.79 feet to the true point of beginning of this description; thence S 35° 56' 30" W 446.55 feet to a point on the Northeasterly bank of Williamson River; thence S 45° 32' 20" E 84.00 feet; thence N 44° 52' 10" E 411.58 feet; thence N 34° 25' 40" W 156.01 feet, more or less, to the true point of beginning of this description. Subject to covenants, conditions, restrictions, easements, reservations, rights, rights of way and all matters appearing of record.