

2022-006627

Klamath County, Oregon



00300849202200066270030031

05/26/2022 09:57:26 AM

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:
Gavin Hoyer and Sean Lane
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

Sean Lane
3822 Fujiyama Way
Redding, CA 96001

DEED OF CLAIMING SUCCESSOR

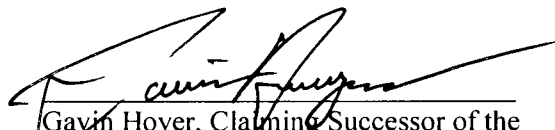
Gavin Hoyer, Claiming Successor of the Small Estate of Aksel Kjer Hoyer (Klamath County Circuit Court Case No. 21PB03561), Grantor, conveys to Gavin Hoyer and Sean Lane, as tenants in common, Grantee, its interest in the following described real property situated in the County of Klamath, State of Oregon,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

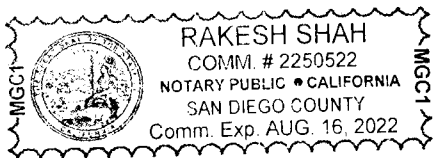
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

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

County of San Diego)
On April 27, 2022, before me, Rameesh Khan, 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

Block 10, Lot 2 of the 2nd Addition to Nimrod River Park, as shown on map in the Official Records of said County.

Block 44, Lot 10 of the 4th Addition to Nimrod River Park, as shown on map in the Official Records of said County.

Lot 12, Block 44, Fourth Addition to Nimrod River Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Subject to covenants, conditions, restrictions, easements, reservations, rights, rights of way and all matters appearing of record.

Lot 11, Block 44, Fourth Addition to Nimrod River Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Subject to covenants, conditions, restrictions, easements, reservations, rights, rights of way and all matters appearing of record.