

2022-008459

Klamath County, Oregon

AFTER RECORDING RETURN TO:

Nathan J. Ratliff
620 Main Street
Klamath Falls, OR 97601



00302948202200084590020026

07/12/2022 09:40:27 AM

Fee: \$87.00

GRANTOR'S NAME AND ADDRESS:

Kathleen Caldwell, Claiming Successors of the
Small Estate of Brie Anna Caldwell
207 Hillside Avenue
Klamath Falls, OR 97601

GRANTEES' NAME AND ADDRESS:

Kathleen Caldwell and Clifford Ross Caldwell
207 Hillside Avenue
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Kathleen Caldwell and Clifford Ross Caldwell
207 Hillside Avenue
Klamath Falls, OR 97601

CLAIMING SUCCESSOR'S DEED

THIS INDENTURE made this 11 day of July, 2022, by and between **KATHLEEN CALDWELL**, the claiming successors of the small estate of **BRIE ANNA CALDWELL**, Klamath County Circuit Court Case No. 22PB05507, deceased, hereinafer called the first party, and **KATHLEEN CALDWELL and CLIFFORD ROSS CALDWELL**, as husband and wife, with right of survivorship, hereinafer called the second party;
WITNESSETH:

For value received and the consideration hereinafter stated, the receipt whereof hereby is acknowledged, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the second party and the second party's heirs, successors-in-interest and assigns all the estate, right and interest of the deceased at the time of decedent's death, and all the right, title and interest that the estate of the deceased by operation of law or otherwise may have thereafter acquired in that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lots 20 and 21 in Block 22, Industrial Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TO HAVE AND TO HOLD the same unto the second party, and second party's heirs, successors- in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is pursuant to the Small Estate Proceeding, Klamath County Circuit Court Case No. 22PB05507.

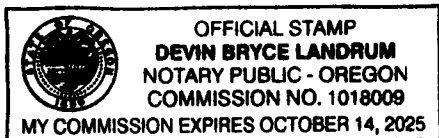
IN WITNESS WHEREOF, the first party has executed this instrument the day and year first hereinabove written.

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 INQUIRY 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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Kathleen Caldwell
Kathleen Caldwell, Claiming Successor

STATE OF Oregon; County of Klamath) ss.

This instrument was acknowledged before me this 11th day of July, 2022, by Kathleen Caldwell, as Claiming Successor of the Small Estate of Brie Anna Caldwell.



Devin Landrum
NOTARY PUBLIC
My Commission expires: 10-14-25