

2022-014481

Klamath County, Oregon

12/22/2022 08:24:01 AM

Fee: \$87.00

**WHEN RECORDED
MAIL & SEND TAX STATEMENTS TO:**

APXN Property LLC
2831 St. Rose Pkwy Suite 359,
Henderson NV 89052

Grantor:

Rebecca A. Gaines, Claiming Successor of the
Small Estate of Jess Arellano Sr.
2831 St. Rose Pkwy Suite 359
Henderson NV 89052

Grantee:

Rebecca A. Gaines
2831 St. Rose Pkwy Suite 359
Henderson NV 89052

**DEED OF CLAIMING
SUCCESSOR**

Rebecca A. Gaines, Claiming Successor of the Small Estate of Jess Arellano Sr., deceased (Klamath County Circuit Court Case No. 22PB01895), Grantor, conveys to Rebecca A. Gaines, Grantee, its interest in the following described real property situation in the County of Klamath, State of Oregon, to-wit:

Klamath Falls Forest Estates, Highway 66 Unit #4, Lot 22, Block 105, as shown on the map thereof as recorded in the Official Records, Klamath, Oregon.

Account: 403655
Map/Tax Lot: 3711-036C0-04300

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.

EXECUTED this 2 day of Nov, 2022

REBECCA A. GAINES

By: Rebecca Gaines
REBECCA A. GAINES, Claiming Successor
for the Estate of Jess Arellano Sr., Grantor

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO, ss:

BE IT REMEMBERED, that before me, a Notary Public in and for said County and State, personally came REBECCA A. GAINES, Claiming Successor of the Small Estate of Jess Arellano Sr., deceased (Klamath County Circuit Court Case No. 22PB01895), Grantors and acknowledged the foregoing instrument to be her voluntary act. Before me:

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on the date written above, this 2 day of Nov, 2022.

D. Lytle

Notary Public

