

2023-000201

Klamath County, Oregon

01/10/2023 09:55:02 AM

Fee: \$87.00

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

Michael J. Mayerle
Hornecker Cowling LLP
14 N. Central Avenue, Suite 104
Medford, OR 97501

**UNTIL A CHANGE IS REQUESTED
SEND ALL TAX STATEMENTS TO:**

Cynthia Kodweis
1031 W. Rose Circle
Los Altos, CA 94024

DEED OF CLAIMING SUCCESSOR

Pursuant to the Affidavit of Claiming Successor of Intestate Estate filed January 13, 2021, CYNTHIA L. KODWEIS, the Claiming Successor of the Estate of William Elliot Bowers, deceased, Klamath County Circuit Court Case No. 21PB00277, as Grantor, hereby conveys to CYNTHIA L. KODWEIS and ROBERT W. BOWERS, as tenants in common, the real property located in Klamath County, Oregon, and more particularly described as follows:

Lots 9 and 10, Block 43 of Oregon Pines, as same is shown on plat filed June 30, 1969 in the office of the county recorder of said county.

(For informational purposes only:

Acct. Nos.: 279362 and 279371; Map Nos.: 3511-013A0-02700 and 3511-013A0-02800)

The true and actual consideration for this conveyance is distribution of the Estate.

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

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

DATED this 9th day of January, ²⁰²³~~2022~~. At

Cynthia L. Kodweis

Cynthia L. Kodweis, Claiming Successor of the
Estate of William Elliot Bowers, Deceased

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 Santa Clara

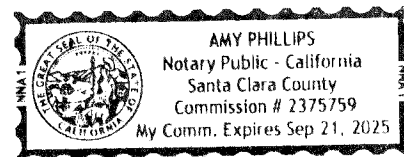
On January 9, 2023 before me, Amy Phillips, notary public
(insert name and title of the officer)

personally appeared Cynthia L. Kodweis
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 *Amy Phillips* (Seal)



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