

2023-000478

Klamath County, Oregon



00310850202300004780020022

01/24/2023 10:14:43 AM

Fee: \$87.00

CLAIMING SUCCESSOR'S DEED

Grantor: THOMAS R. O'BRIEN, claiming successor

Grantee: THOMAS R. O'BRIEN

After recording return to:

**THOMAS R. O'BRIEN
2364 Newton Street
Philomath, OR 97370**

Until a change is requested all tax statements shall be sent to the following address:

**THOMAS R. O'BRIEN
2364 Newton Street
Philomath, OR 97370**

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$NONE. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

THIS INDENTURE Made this 18th day of January, 2023, by and between **THOMAS R. O'BRIEN**, a claiming successor under ORS 114.505 for the estate of **ANITA CHRISTINE KLEIN O'BRIEN**, deceased, hereinafter called the Grantor and **THOMAS R. O'BRIEN**, hereinafter called the Grantee,

WITNESSETH:

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

All of Lots 4, 5, 6 and 7 of HAGAR ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The said property is free from encumbrances except easements, conditions, restrictions and roadways of record.

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

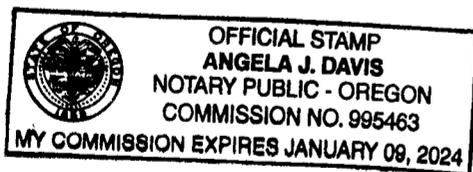
IN WITNESS WHEREOF, the said grantor has executed this instrument.

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, AND 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 THE 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.

Thomas R. O'Brien
THOMAS R. O'BRIEN
Claiming Successor for the Estate
of ANITA CHRISTINE KLEIN O'BRIEN

STATE OF OREGON)
) ss.
County of Wen)

This instrument was acknowledged before me on January 18, 2023, by THOMAS R. O'BRIEN, Claiming successor for the Estate of ANITA CHRISTINE KLEIN O'BRIEN.



Angela J. Davis
Notary Public for Oregon
My Commission Expires: 1-9-24