

2023-001798

Klamath County, Oregon



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03/15/2023 03:37:04 PM

Fee: \$92.00

GRANTOR NAME AND ADDRESS

Cynthia Ann Bearse
Claiming Successor of the Small Estate
of Donald Budd Bearse aka Donald M. Bearse
40105 Via Tonada
Murrieta, California 92562

GRANTEE NAME AND ADDRESS

Cynthia Ann Bearse
40105 Via Tonada
Murrieta, California 92562

AFTER RECORDING RETURN TO

Neal G. Buchanan
Attorney at Law
435 Oak Avenue
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO

Cynthia Ann Bearse
40105 Via Tonada
Murrieta, California 92562

DEED OF CLAIMING SUCCESSOR

The true and actual consideration for this conveyance stated in terms of dollars is \$-0-. However, the true and actual consideration consists of or includes other property or value given or promised, which is the whole consideration, being distribution of the above reference real property from out of the Small Estate of **DONALD BUDD BEARSE aka DONALD M. BEARSE**, Klamath County Circuit Court Case No. 22PB09689.

CYNTHIA ANN BEARSE, Claiming Successor of the Small Estate of **DONALD BUDD BEARSE aka DONALD M. BEARSE**, deceased, in the Circuit Court of the State of Oregon for Klamath County, Case No. 22PB09689, **GRANTOR**, conveys and assigns unto **CYNTHIA ANN BEARSE**, that certain real property situated in Klamath County, State of Oregon, legally described on Exhibit A attached hereto and incorporated by reference as though fully set forth.

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

Dated the 7th day of March, 2023.

Small Estate of **DONALD BUDD BEARSE**
aka DONALD M. BEARSE

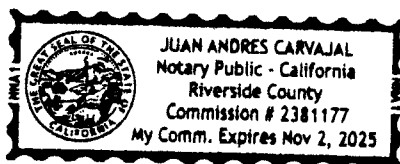
BY: Cynthia A. Bearse
CYNTHIA ANN BEARSE
Claiming Successor

State of California
County of Riverside

Subscribed and sworn to (or affirmed) before me on this 7th day of March, 2023, by **CYNTHIA ANN BEARSE**, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

(Seal)

Signature



A handwritten signature in black ink, appearing to read "Cynthia A. Bearse", written over a horizontal line.

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

That Lot situated North and West of a point North 415 feet and West 1035 feet of the Southeast Corner of Lot 20, Block 5, also known as:

Lot 20A, Block 5 of KLAMATH FALLS FOREST ESTATES SYCAN UNIT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2

That portion of Lot 10, Block 11, situated North and West of a point South 89 degrees 59' 20" East 480 feet and South 800 feet from the Northwest corner of Lot 10, Block 11, also known as:

Lot 10A, Block 11 of KLAMATH FALLS FOREST ESTATES SYCAN UNIT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 3

The South 1/2 of the West 1/2 of Lot 2, Block 12, of KLAMATH FALLS FOREST ESTATES SYCAN UNIT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.