

2023-006530

Klamath County, Oregon

08/02/2023 08:29:02 AM

Fee: \$87.00

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

APXN PROPERTY LLC
2831 ST ROSE PKWY SUITE 359
HENDERSON NV 89052

Grantor:
Sara Archuleta Lira, a/k/a Sara Elizabeth
Lira, Claiming Successor of the Small
Estate of Patricio Fernando Archuleta
2831 St Rose Pkwy Suite 359
Henderson NV 89052

Grantee:
Sara Elizabeth Lira
2831 St. Rose Pkwy Suite 359
Henderson NV 89052

**DEED OF CLAIMING
SUCCESSOR**

Sara Archuleta Lira, a/k/a Sara Elizabeth Lira, Claiming Successor of the Small Estate of Patricio Fernando Archuleta, deceased (Klamath County Circuit Court Case No. 900200CV), Grantor, conveys to Sara Elizabeth Lira, its interest in the following described real property situation in the County of Klamath, State of Oregon, to-wit:

Lot 41, Block 12, Klamath Falls Forest Estates, Highway 66, Unit Plat No. One (Previous source of title is Volume 77, Page 21936), as shown on the map thereof as recorded in the Official Records, Klamath County, Oregon.

Account: R388681
APN: R-3711-021A0-02000-000

SUBJECT TO: Current taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and the Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

The subject real property is not the Homestead of Grantor.

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 20 day of July, 2023

Sara Archuleta Lira, a/k/a Sara Elizabeth Lira

Sara Archuleta Lira - aka
By: *Sara Archuleta Lira*

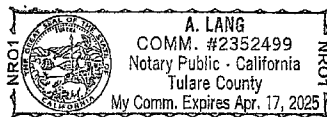
Sara Archuleta Lira, a/k/a Sara Elizabeth Lira,
Claiming Successor of the Small Estate of
Patricio Fernando Archuleta, deceased (Klamath
County Circuit Court Case No. 900200CV),
Grantor

STATE OF California

COUNTY OF Kings, ss:

BE IT REMEMBERED, that before me, a Notary Public in and for said County and State, personally came Sara Archuleta Lira, a/k/a Sara Elizabeth Lira, Claiming Successor of the Small Estate of Patricio Fernando Archuleta, deceased (Klamath County Circuit Court Case No. 900200CV), the Grantor in the foregoing Deed, and acknowledged the signing thereof to be a voluntary act and deed, for the uses and purposes therein mentioned.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on the date written above, this 20 day of July, 2023



A. Lang
Notary Public