**2023-010511**Klamath County, Oregon

12/07/2023 03:32:01 PM

Send Tax Statements to Grantee at:		Fee: \$87.00
Pack Family Trust		
2021 Village Wood Rd		
Encinitas, CA 92024		
After Recording return to:		
<u>AmeriTitle</u>		
15 Oregon Ave		
Bend, OR 97703		
DEED OF CLAIMING SUCCESSOR (Bargain and Sale Deed)		
Kristina Yvonne Hart-Pack, the claiming successor of County Case No. 23PB06797; CONVEYS TO The Pack Family	the Estate of Stephen Dean Pack Trust dated June 29, 2004, all t	, deceased, Klamath hat real property
situated in Klamath County, Oregon, described as follows:	Kristina	Yvonne Hart-Pack, Trustee
Lot 25, Block 78, EIGHTH ADDITION TO NIMROD RIVER PARK, according tot the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.		
Map: 3611-008A0-04200	Acct. No.: 346799	
The true and actual consideration for this conveyan	ce is NONE (estate distribution)	).
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND I'TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FTHE APPROPRIATE CITY OR COUNTY PLANNING DEPARTM TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PART THE APPROVED USES OF THE LOT OR PARCEL, TO DETERM FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INCPOPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.30 AN 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTE CHAPTER 8, OREGON LAWS 2010.	195.301 AND 195.305 TO 195.336 A 7, CHAPTER 855, OREGON LAWS 2 DOES NOT ALLOW USE OF THE PR D USE LAWS AND REGULATIONS. EE TITLE TO THE PROPERTY SHO ENT TO VERIFY THAT THE UNIT CEL, AS DEFINED IN ORS 92.010 O INE ANY LIMITS ON LAWSUITS A QUIRE ABOUT THE RIGHTS OF NE D 195.305 TO 195.336 AND SECTIO	ND SECTIONS 5 TO 11, 2009, AND SECTIONS 2 ROPERTY DESCRIBED BEFORE SIGNING OR DULD CHECK WITH OF LAND BEING OR 215.010, TO VERIFY AGAINST FARMING OR EIGHBORING ONS 5 TO 11, CHAPTER
Diffib and <u>12_</u> day of 2000 areas, 2021.	Kristina Yvonne Hart-Pack, Clair the Estate of Stephen Dean Pacl	/
STATE OF CALIFORNIA )	•	
) ss:		
County of)		
On the day of December, 2023, personally appear acknowledged the above instrument to be her voluntary act and Estate.	deed as claiming successor of the S	Stephen Dean Pack
	See Allor	hal
	Notary Public for California My Commission Expires:	13/25

## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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.

\$6450 <u>00000000000000000000000000000000000</u>	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~
STATE OF CALIFORNIA  County of San Diego	}
On _December 15 2023 before me, _Ash Nicl	kle, Notary Public
personally appeared <u>Kristina Tronne Hart</u>	Here Insert Name and Title of the Officer  - Deck Name(s) of Signer(s)
ASH NICKLE COMM. # 2339548 INOTERY PUBLIC CALIFORNIA SAIN DIEGO COUNTY MY COMM. EXP. JAN. 3, 2025	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.
Place Notary Seal Above	Signature Signature Of Wolary Public
OP	TIONAL —————
Though the information below is not required by law and could prevent fraudulent removal and	; it may prove valuable to persons relying on the document I reattachment of this form to another document.
Description of Attached Document	
Title or Type of Document: Dept of Claiming	g Successor
Document Date:	Number of Pages:
Signer(s) Other Than Named Above:	
Capacity(ies) Claimed by Signer(s)	
Signer's Name:  Individual Corporate Officer — Title(s): Partner — Limited General Attorney in Fact Trustee Guardian or Conservator Other: Top of thumb here	Signer's Name:   Individual     Corporate Officer — Title(s):   Partner —   Limited   General     Attorney in Fact   RIGHT THUMBPRINT     Trustee   Guardian or Conservator     Other:   Top of thumb here
Signer Is Representing:	Signer Is Representing: