



00327225202400028610020028

04/16/2024 11:40:55 AM

Fee: \$87.00

GRANTOR NAME AND ADDRESS

Arnel Capiral
Claiming Successor of the Small
Estate of Esmeralda San Juan Capiral
4604 151st PL SE
Everett, Washington 98208

GRANTEE NAME AND ADDRESS

Arnel Capiral
4604 151st PL SE
Everett, Washington 98208

AFTER RECORDING RETURN TO

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

SEND TAX STATEMENTS TO

Arnel Capiral
4604 151st PL SE
Everett, Washington 98208

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 referenced real property from out of the Small Estate of **ESMERALDA SAN JUAN CAPIRAL**, Klamath County Circuit Court Case No. 23PB09529.

ARNEL CAPIRAL, Claiming Successor of the Small Estate of **ESMERALDA SAN JUAN CAPIRAL**, deceased, in the Circuit Court of the State of Oregon for Klamath County, Case No. 23PB09529, **GRANTOR**, conveys and assigns unto **ARNEL CAPIRAL, GRANTEE**, that certain real property situated in Klamath County, State of Oregon, legally described as follows, to-wit:

Lot 22 in Block 30 of Tract 1184 - Oregon Shores - Unit 2
1st Addition as shown on the map filed on November 8, 1978
in Volume 21, Page 29 of Maps in the office of the County
Recorder of said County.

Account #237648 MAP TAX LOT #3507-017CB-03000

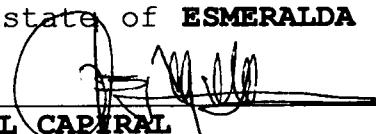
This deed is made in furtherance of the distribution of the above-referenced Small Estate, and the provisions of ORS 114.545(3).

"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

Returned at Counter

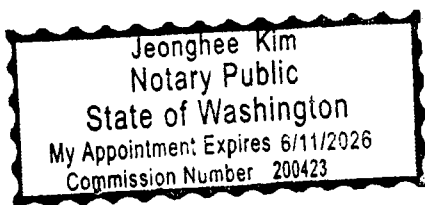
FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS, 2010."

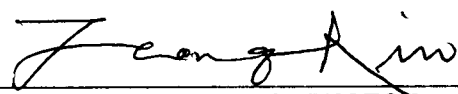
Dated the 9th day of APRIL, 2024.

Small Estate of **ESMERALDA SAN JUAN**
CAPIRAL
BY: 
ARNEL CAPIRAL
Claiming Successor

STATE OF WASHINGTON
County of Snohomish) ss.

This record was acknowledged before me on 9 day of
April, 2024, by **ARNEL CAPIRAL** as Claiming Successor.




NOTARY PUBLIC FOR WASHINGTON
Title: Notary public
My Commission Expires: 6/11/2026