

Returned at Counter

2024-008796

Klamath County, Oregon



00334367202400087960030031

10/09/2024 10:15:07 AM

Fee: \$92.00

After recording, return to:

Brandsness, Brandsness & Rudd, P.C.
Attorneys at Law
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:

Melvina A. Terry
13019 Appaloosa Avenue
Bakersfield, CA 93314

Grantor:

Melvina A. Terry, Claiming Successor
for the Simple Estate of Larry Allen Hess
13019 Appaloosa Avenue
Bakersfield, CA 93314

Grantee:

Melvina A. Terry
13019 Appaloosa Avenue
Bakersfield, CA 93314

DEED OF CLAIMING SUCCESSOR

Melvina A. Terry, Claiming Successor for the Simple Estate of Larry Allen Hess, deceased (Klamath County Circuit Court Case No. 24pB05118), Grantor, conveys to Melvina A. Terry, Grantee, its interest in the following described real property located in Klamath County, Oregon:

A tract of land in the N ½ of the S ½ of the NW ¼ of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

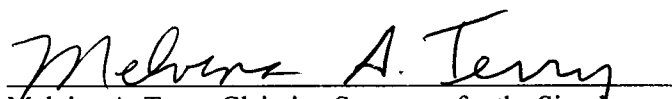
Beginning 1504 feet East of the Southwest corner of the NW ¼ NW ¼ of said Section 5, being the intersection of the Westerly line of roadway deeded to the County by O.A. Hilliard, record in Book 72 of Deed Records of Klamath County, Oregon at page 529, with the South line of Lot 1 of said Section, then South along a said Westerly road line 145 feet to the Northeast corner of property herein conveyed; thence South along said road line 45 feet; thence West at right angles 200 feet; thence North at right angles 45 feet; thence East at right angles 200 feet to the point of beginning.

The true and actual consideration for this conveyance is \$0; estate distribution in accordance with intestate laws of succession.

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

DATED this 1st day of October, 2024.


Melvina A. Terry, Claiming Successor for the Simple
Estate of Larry Allen Hess, deceased, Grantor

See Attached Notarial Certificate

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.

On October 1, 2024, before me, Shawna Pena-Claggett,
Notary Public, personally appeared Melvina A. Terry, Claiming Successor for the Simple Estate of
Larry Allen Hess, deceased, who proved to me on the basis of satisfactory evidence to be the person
whose name is subscribed to the within instrument and acknowledged to me that she executed the
same in her authorized capacity, and that by her signature on the instrument is the person or the
entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

