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01/23/2025 09:37:36 AM

Fee: \$87.00

After recording, return to:
Brandsness, Brandsness & Rudd,
P.C.
Attorneys at Law
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:
Erin L. Burum
11016 Mesa court
Klamath Falls, OR 97601

Grantor:

Erin L. Burum, Claiming Successor
of the Estate of Brett Gardner Burum
11016 Mesa court
Klamath Falls, OR 97601

Grantee:

Erin L. Burum
11016 Mesa court
Klamath Falls, OR 97601

DEED OF CLAIMING SUCCESSOR

Erin L. Burum, Claiming Successor of the Estate of Brett Gardner Burum, deceased (Klamath County Circuit Court Case No. 24PB02589), Grantor, conveys 50% interest of the below real property to Erin L. Burum, Grantee, the following described real property to include that certain manufactured home located on the real property in Klamath County, Oregon:

Lot 11, Block 28, FIFTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon,

to include that certain manufactured home:

Home Id#: 226782, Serial Number: LL1462B09L15195, 1979
Liberty Ridge, 2 bedroom, 1 bathroom, electric heating,
no cooling, metal roof, aluminum siding located at 11305
Red Wing Loop, Klamath Falls, OR 97627

The true and actual consideration for this conveyance is inheritance.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. 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 OWNERWS, 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. THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY BE SUBJECT TO SPECIAL ASSESSMENT UNDER ORS 358.505.

NOTARY TO FOLLOW ON NEXT PAGE

Returned at Counter

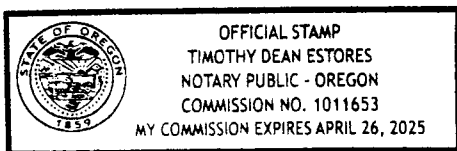
Dated this 8 day of January, 2025.

Erin Burum

Erin L. Burum, Claiming Successor
of the Estate of Brett Gardner Burum,
deceased, Grantor

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared, Erin L. Burum, Claiming Successor of the
Estate of Brett Gardner Burum, deceased, on this 8 day of
January, 2025, and acknowledged the foregoing to be her true act
and deed. Before me:



[Signature]
Notary Public for Oregon
My commission expires: 4/26/2025