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2025-002628

Klamath County, Oregon



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04/11/2025 10:08:16 AM

Fee: \$82.00

After recording, return to : Brandsness, Brandsness & Rudd, P.C. Attorneys at Law 411 Pine Street Klamath Falls, OR 97601
Send tax statements to: Cheri A. Unruh 30083 Pickett Road Malin, OR 97632

Grantor:
Cheri A. Unruh , Claiming Successor
for the Simple Estate of James Francis Kolkow
30083 Pickett Road
Malin, OR 97632

Grantee:
Cheri A. Unruh
30083 Pickett Road
Malin, OR 97632

DEED OF CLAIMING SUCCESSOR

Cheri A. Unruh , Claiming Successor for the Simple Estate of James Francis Kolkow, deceased (Klamath County Circuit Court Case No. 24PB10609), Grantor, conveys to Cheri A. Unruh, Grantee, the following described real property commonly known as 21759 N. Malin Road, Malin, Klamath County, Oregon, more particularly described as follows:

Parcel 1, Land Partition 27-13, situated in the NW1/4 SW1/4, Section 11, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, recorded March 25, 2014, in Volume 2014-002603, Microfilm Records of Klamath County, Oregon

The true and actual consideration for this conveyance is \$0; estate distribution. The transfer is in accordance with the terms of decedent’s Will.

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 10 day of April, 2025.

Cheri A Unruh
Cheri A. Unruh , Claiming Successor
for the Simple Estate of James Francis Kolkow

STATE OF Oregon)
) ss.
County of Klamath)

Personally appeared before me this 10th day of April, 2025 the above-named Cheri A. Unruh, Claiming Successor for the Simple Estate of James Francis Kolkow, and acknowledged the foregoing instrument to be her voluntary act and deed. Before me:



Julie Ann Blair
Notary Public for Oregon
My Commission expires: 07/19/2025