

Returned at Counter
Amy Bernhouse

2025-006363

Klamath County, Oregon



00345033202500063630020024

07/22/2025 03:01:56 PM

Fee: \$92.00

After recording, return to:
Michelle Zuccarelli
189 Stony Brook Road
Hopewell, NJ 08525

Send tax statements to:
Michelle Zuccarelli
189 Stony Brook Road
Hopewell, NJ 08525

Grantor:

Michelle Zuccarelli, Claiming Successor
for the Small Estate of Lillian K. Zuccarelli
189 Stony Brook Road
Hopewell, NJ 08525

Grantee:

Michelle Zuccarelli
189 Stony Brook Road
Hopewell, NJ 08525

DEED OF CLAIMING SUCCESSOR

Michelle Zuccarelli, Claiming Successor of the Small Estate of Lillian K. Zuccarelli, deceased (Klamath County Circuit Court Case No. 23PB02531), Grantor, conveys to Michelle Zuccarelli, Grantee, its interest in the following described real property located in Klamath County, Oregon:

Tract I – The Southeast Quarter of the Northwest Quarter of the Northwest Quarter of Section 6, Township 35 South, Range 12 East, Willamette Meridian in Klamath County, Oregon.

Same property as conveyed in Book M72 of Deeds at page 13368.

Tract II – Lots 1, 2, 3 and 4, Block 20 FIRST ADDITION TO SPRAGUE RIVER

Same property as conveyed in Book M72 of Deeds, at page 5429.

Tax Account Nos: 290777 and 334276

The true and actual consideration paid for this transfer stated in terms of dollars is \$0: estate distribution in accordance with the will of Lillian K. Zuccarelli and the 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, 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.

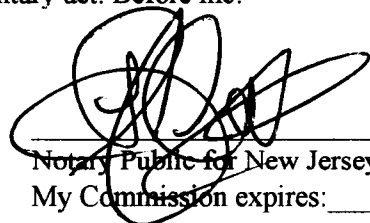
DATED this 10 day of July, 202~~4~~⁵.



Michelle Zuccarelli, Claiming Successor for the
Estate of Lillian K. Zuccarelli, deceased,
Grantor

STATE OF New Jersey)
) ss.
County of Mercer)

Personally appeared before me this 10th day of July, 202~~4~~⁵, the above-named Michelle Zuccarelli, Claiming Successor for the Small Estate of Lillian K. Zuccarelli, Grantor, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, who acknowledged to me that executed the same in her authorized capacity, and acknowledged the foregoing instrument to be her voluntary act. Before me:


Notary Public for New Jersey
My Commission expires: _____

PHILIP J VINCH III
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES JULY 14, 2028

