

Returned at Counter

2025-011067
Klamath County, Oregon



12/11/2025 03:37:00 PM Fee: \$87.00

After recording, return to: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601
Send tax statements to: Jessica Bretches 4434 Bisbee Street Klamath Falls, OR 97603

Grantor:
Jessica Bretches, Claiming Successor of the
Simple Estate of Brenda Nadine Scrogam
4434 Bisbee Street
Klamath Falls, OR 97603

Grantee:
Jessica Bretches
4434 Bisbee Street
Klamath Falls, OR 97603

DEED OF CLAIMING SUCCESSOR


Jessica Bretches, Claiming Successor of the Simple Estate of Brenda Nadine Scrogam, deceased (Klamath County Circuit Court Case No. 25PB06699), Grantor, conveys to Jessica Bretches, Grantee, its interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

The S1/2 of Lot 7 in Block 3, SECOND ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM the Easterly 5 feet thereof conveyed for road purposes in Volume 362, page 563, Deed Records of Klamath County, Oregon.

The true and actual consideration for this transfer is estate distribution.

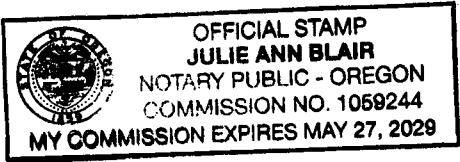
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

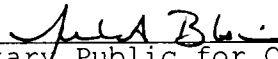
DATED this 11 day of December, 2025.


Jessica Bretches, Claiming Successor of
the Simple Estate of Brenda Nadine
Scrogam, Grantor

STATE OF OREGON)
County of Klamath) ss.

Personally appeared before me this 11th day of December, 2025, the above-named Jessica Bretches, Claiming Successor of the Simple Estate of Brenda Nadine Scrogam, deceased, Grantor, and acknowledged the foregoing instrument to be her voluntary act. Before me:




Notary Public for Oregon
My Commission expires: 05/27/29