2006-023123 Klamath County, Oregon

00000128200600221220010015

After recording, mail to: Melvin D. Ferguson, Attorney 514 Walnut Avenue Klamath Falls, Oregon 97601

11/17/2006 02:30:53 PM

Fee: \$21.00

Send tax statements to: Kathleen Nelson Miller 6516 Valhalla Avenue Klamath Falls, Oregon 97603

DEED OF SMALL ESTATE AFFIANT

Kathleen Nelson Miller, Affiant of the Small Estate of Irene Catherine Nelson, deceased, grantor, conveys to Kathleen Nelson Miller, grantee, all of said estate's interest in the following-described real property located in Klamath County, Oregon:

Lot 19 in Block 11 of FOURTH ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Commonly known as 6721 Alva, Klamath Falls, Oregon 97603. Tax account number: R-3909-001 AB-32400-000 / Code: 143

There is no true and actual consideration for this conveyance; the conveyance is distributing assets of the Estate of Irene Catherine Nelson. Upon completion of this conveyance, Kathleen Nelson Miller will own the above-described property as a tenant in common with Craig H. Miller.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 [2004]). 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 APPROVED USES AND 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 [2004]).

dated: <u>//</u> -	<u>-09</u> , 2006.	Kathleen Nelson Miller, Small Estate Affiant
		Katnieen Neison Miller, Small Estate Alliant
STATE OF OREGON)	
) ss.	
County of Klamath)	
The above instrument was acknowledged before me on the $\frac{q + h}{2}$ day of November, 2006, by the above-named Kathleen Nelson Miller to be her voluntary act as Small Estate Affiant.		
		Verbi Stordler

Notary Public for Oregon

Commission Expires:

10-8-09