

2007-002055

Klamath County, Oregon



02/06/2007 11:16:49 AM

Fee: \$31.00

After recording, mail to:

Melvin D. Ferguson, Esq.  
514 Walnut Avenue  
Klamath Falls, Oregon 97601

Send tax statements to:

Myrtle Sligar  
2805 Montelius Street  
Klamath Falls, Oregon 97601

---

### DEED OF SMALL ESTATE AFFIANT

Ray McBride and Myrtle Sligar, Affiants of the Small Estate of Clemmie Ola McBride, deceased, grantors, conveys to Ray McBride and Myrtle Sligar, Grantees, as tenants in common, the following described real property located in Klamath County, Oregon:

Beginning at a point North 1332' more or less to the South line of the NW $\frac{1}{4}$  SW $\frac{1}{4}$  of Sec. 20, Twp. 38 S., Range 9 East, W.M., and 30' from the corner common to Sections 19, 20, 29 and 30 in Twp. 38 S., Range 9 East, W.M., thence North and parallel with the West line of Sec. 20 aforesaid, 60' from the place of beginning; thence North and parallel with West line of said Sec. 20, 60'; thence East and parallel with the South line of said Section, 87.11'; thence South and parallel to first course, 60' thence West and parallel with South line of said Section, 87.11' to the place of beginning, being a strip of land 60' by 87.11' and being in the NW $\frac{1}{4}$  SW $\frac{1}{4}$  of said Sec. 20, aforesaid Township and Range, containing .012 acres more or less, according to plat of said parcel on file in the office of the County Clerk of Klamath County, Oregon.

AND

Beginning at a point North 1332' more or less to South line of the NW $\frac{1}{4}$  SW $\frac{1}{4}$  of Sec. 20 and East 30' from the corner common to Sections 19, 20, 29 and 30 of Twp. 38S., Range 9 East, W.M., thence North and parallel with the West line of Sec. 20 aforesaid, 60'; thence East and parallel with the South line of said Section, 87.11'; thence South and parallel to first course 60' to South line of NW $\frac{1}{4}$  SW $\frac{1}{4}$  of said Sec. 20; thence West along said South line of said NW $\frac{1}{4}$  SW $\frac{1}{4}$  87.11' to the

point of beginning, being a portion of the NW¼ SW¼ of Sec. 20, Twp. 38 S., Range 9 E., W.M., containing 0.11 acres more or less, according to plat of said parcel on file in the office of the County Clerk of Klamath County, Oregon.

Map Tax Lot No. R-3809-020CB-01000-000

There was no true and actual consideration for this conveyance; the conveyance is distributing assets of the Estate of Clemmie Ola McBride.

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: January 31, 2007.

Ray McBride  
Ray McBride  
Small Estate Affiant

Myrtle Sligar  
Myrtle Sligar  
Small Estate Affiant

STATE OF OREGON            )  
  ) ss.  
County of Klamath         )

The above instrument was acknowledged by the above-named Ray McBride to be his  
voluntary act as Small Estate Affiant.

DATED: January 31, 2007.



Vicki Swindler  
Notary Public for Oregon  
Commission Expires: 10-8-09

STATE OF OREGON            )  
  ) ss.  
County of Klamath         )

The above instrument was acknowledged by the above-named Myrtle Sligar to be her  
voluntary act as Small Estate Affiant.

DATED: January 31, 2007.



Vicki Swindler  
Notary Public for Oregon  
Commission Expires: 10-8-09