

2008-013257

Klamath County, Oregon



00053700200800132570020022

**AFFIANT'S DEED**

**First Party's Name and Address:**

William C. Ferguson, as Claiming Successor for  
the Small Estate of Gordon E. Ferguson  
18834 E. Galatea Street  
Azusa, CA 91702

09/23/2008 03:31:58 PM

Fee: \$26.00

**Second Partys' Name and Address:**

William C. Ferguson, as Trustee of the  
Ferguson Trust dated June 6, 1997  
18834 E. Galatea Street  
Azusa, CA 91702

**After recording, return to:**

Boivin, Uerlings & Dilaconi, P.C.  
Attn: James R. Uerlings  
803 Main Street, Suite 201  
Klamath Falls, OR 97601

**Send all property tax statements to:**

William C. Ferguson, as Trustee of the  
Ferguson Trust dated June 6, 1997  
18834 E. Galatea Street  
Azusa, CA 91702

THIS INDENTURE made this 8 day of August, 2008, by and between William C. Ferguson, the affiant named in the duly filed Affidavit concerning the Small Estate of Gordon E. Ferguson, Klamath County Circuit Court Case #08-01546CV, deceased, hereinafter called the first party, and William C. Ferguson, Trustee of the Ferguson Trust dated June 6, 1997, hereinafter called the second party;

**WITNESSETH:**

For value received and the consideration hereinafter stated, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the second party and second party's heirs, successors and assigns all the estate, right and interest of the estate of the deceased, whether acquired by operation of the law or otherwise, in that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

½ interest in real property located in the Modoc Point/Chiloquin area of Klamath County, Oregon  
more particularly described as follows:

Lot 15, Block 6, Klamath Forest Estates, according to the official plat thereof on file in the office of  
the County Clerk of Klamath County, Oregon Property Tax ID R262067

TO HAVE AND TO HOLD the same unto the second party and second party's heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0-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. 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

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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.

IN WITNESS WHEREOF, the first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order its board of directors.

William C. Ferguson  
Affiant

STATE OF CALIFORNIA)  
County of Los Angeles } ss.

This instrument was acknowledged before me on August 8, 2008 by William C. Ferguson, as Claiming Successor for the Small Estate of Gordon E. Ferguson.

Joann Kalama  
Notary Public for California  
My Commission Expires: 9/13/2011

