

2014-006677

Klamath County, Oregon



00155126201400066770020021

06/24/2014 08:41:43 AM

Fee: \$47.00

After recording, mail to:

Melvin D. Ferguson

Attorney at Law

514 Walnut Avenue

Klamath Falls, Oregon 97601

Send tax statements to:

Kerry Edmunson

4513 Thompson

Klamath Falls, OR 97603

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### DEED OF SMALL ESTATE AFFIANT

Melvin D. Ferguson, Affiant of the Small Estate of Hazel L. Giacomelli, deceased,

Grantor, conveys to Kerry Edmunson, Grantee, the following described real property located in

Klamath County, Oregon:

Lots 40, 41, 42 and 43 in Block 10 of St. Francis Park, Klamath County, Oregon,  
commonly known as 4513 Thompson Street, Klamath Falls, Oregon

Property ID: R520154

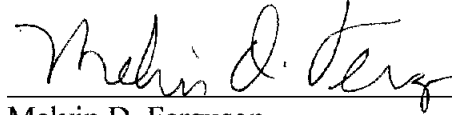
Map Tax Lot No. R-3909-002CC-00300-000

There is no true and actual consideration for this conveyance; the conveyance is  
distributing assets of the Estate of Hazel L. Giacomelli.

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: June 20, 2014.

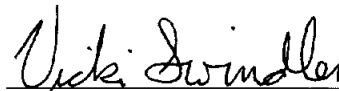


Melvin D. Ferguson  
Small Estate Affiant

STATE OF OREGON            )  
  ) ss.  
County of Klamath         )

The above instrument was acknowledged by the above-named Melvin D. Ferguson to be his voluntary act as Small Estate Affiant.

DATED: June 20, 2014.



Notary Public for Oregon

Commission Expires: 10-8-17