



00177396201500114200020025

10/19/2015 08:50:29 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:  
Wesley D. Edmunson  
4513 Thompson  
Klamath Falls, OR 97603

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### DEED OF SMALL ESTATE AFFIANT

Wesley D. Edmunson, Affiant of the Small Estate of Kerry Jane Edmunson, deceased,  
Grantor, conveys to Wesley D. 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 Kerry Jane Edmunson.

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.

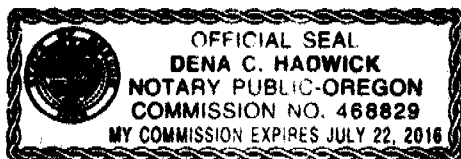
DATED: October 7, 2015.


  
Wesley D. Edmunson  
Small Estate Affiant

STATE OF OREGON            )  
                                      ) ss.  
County of Klamath         )

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

DATED: October 7, 2015.



  
Notary Public for Oregon  
Commission Expires: 7-22-16