

2017-003410

Klamath County, Oregon



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03/31/2017 02:42:09 PM

Fee: \$47.00

After recording return to:

Joel P. Nelson  
P.O. Box 863  
Keno, OR 97627

Until a change is requested, all tax statements  
must be sent to the following address:

Joel P. Nelson  
P.O. Box 863  
Keno, OR 97627

## DEED OF CLAIMING SUCCESSOR

Joel P. Nelson, the qualified and acting claiming successor of the small estate of Florence Katherine Nelson, deceased, Klamath County probate number 16PB06650, grantor, hereby conveys to Joel P. Nelson, grantee, that real property situated in Klamath County, Oregon, described as follows:

Beginning at a point on the Section line, from which point the quarter corner common to Sections 28 and 33 bears West a distance of 1474.56 feet; thence North 22°53' West 538.96 feet, more or less, to the Southerly right of way boundary of the Ashland-Klamath Falls Highway; thence along said boundary North 67°48' East 152.9 feet; thence South 22°53' East 601.75 feet, more or less to the above mentioned section line; thence West along said section line 16602 feet, more or less, to the point of beginning, and being in the S1/2SE 1/4, Section 28, Township 39 South, Range 8 East of the Willamette Meridian,

ALSO, beginning at a point on the Section line, from which the quarter corner common to Sections 28 and 33 bears West 1475.3 feet, said point being the Southeasterly corner of that certain parcel conveyed by C. H. Fitzsimmons, et ux., to Ray E. Brownell and Eva Brownell, husband and wife, by deed dated August 17, 1943, recorded August 20, 1943, in Volume 158 of Deeds, page 16, records of Klamath County, Oregon; thence North 22°53' West a distance of 536.23 feet, more or less, to a point on the Southeasterly right of way line of the Klamath Falls-Ashland Highway; thence South 67°34' West along said right of way line, a distance of 32.6 feet, more or less, to its intersection with an old established fence line, said point also being the Northeast corner of that certain parcel deeded to Ray E. Brownell, et ux., above described; thence South 26°26' East along said fence line, a distance of 537.8 feet, more or less, to the point of beginning.

SUBJECT TO: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Emmitt Irrigation district; Easements and rights of way of record and apparent on the land, if any.

This property is free from encumbrances except for those of record.


The true consideration for this conveyance is \$ None (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, 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.

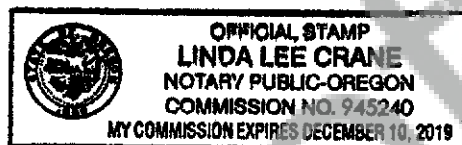
Dated: 3/31/17

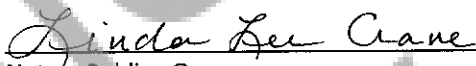
SMALL ESTATE OF FLORENCE KATHERINE NELSON

  
JOEL P. NELSON, Claiming Successor

STATE OF OREGON       )  
                                  ) ss.  
County of Klamath     )

This instrument was acknowledged before me on March 31, 2017, by Joel P. Nelson, Claiming Successor.



  
Notary Public - Oregon

Joel P. Nelson, Claiming Successor,  
Small Estate of Florence Katherine Nelson, Grantor,  
to  
Joel P. Nelson, Grantee.