

2017-008474

Klamath County, Oregon



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07/28/2017 03:10:02 PM

Fee: \$47.00

After recording, mail to:

Melvin D. Ferguson
Attorney at Law
514 Walnut Avenue
Klamath Falls, Oregon 97601

Send tax statements to:

Allen Tyler
56436 Wood Court
Warren, Oregon 97053-9749

DEED OF SMALL ESTATE AFFIANT

Allen Tyler, Affiant of the Small Estate of George A. Tyler, Klamath County Circuit Court Case No. 1001501CV, Grantor, transfers and conveys to Allen Tyler, Grantee, the Estate of George A. Tyler's interest in the following described real property located in Klamath County, Oregon:

Lot 3 of Block 307, Darrow Addition, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

More commonly known as 2338 White Avenue, Klamath Falls, Oregon.

There is no true and actual consideration for this conveyance; the conveyance is distributing assets of the Estate of George A. Tyler.

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: July 24, 2017


Allen Tyler, Small Estate Affiant

STATE OF OREGON)
) ss.
County of Klamath)

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

DATED: July 24, 2017




Notary Public for Oregon
Commission Expires: 2/12/21