2019-004611 Klamath County, Oregon



05/01/2019 10:33:48 AM

Fee: \$87.00

After recording, mail to: Melvin D. Ferguson Attorney at Law 514 Walnut Avenue Klamath Falls, Oregon 97601

Send tax statements to: Richard G. Wheeler 2798 Windsor Drive Klamath Falls, Oregon 97603

DEED OF SMALL ESTATE AFFIANT

Brett Allen Lindsay, Affiant of the Small Estate of Dorothy M. Lindsay, Klamath County Circuit Court Case No. 18PB09163, Grantor, transfers and conveys to Karen J. Lindsay and Margaret L. Edwards, each as to an undivided 50% interest, tenants in common, Grantees, the Estate of Dorothy Mae Lindsay's interest in the following described real property located in Klamath County, Oregon:

Lots 9 and 10, Block 3, EASTMOUNT, in the County of Klamath, State of Oregon.

SUBJECT TO:

- 1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
- 2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
- 3. Restrictions, but omitting restrictions, if any, based on race, color religion or national origin, as shown on the recorded plat of Eastmount.

Property ID: R509836 Map Tax Lot: R-3909-001CD-05900-000

Commonly known as 2798 Windsor Drive, Klamath Falls, Oregon 97603

<u>RESERVING</u> a Life Estate Interest to Richard G. Wheeler. Life Estate Interest shall expire upon Richard G. Wheeler's death or upon Richard G. Wheeler vacating the real property located at 2798 Windsor Drive, Klamath Falls, Oregon 97603

There is no true and actual consideration for this conveyance. The conveyance is distributing assets of the Estate of Dorothy M. Lindsay.

DEED OF SMALL ESTATE AFFIANT - Page 1 of 2

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** ACOUIRING 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 INOUIRE 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: 4/22, 2019

Brett Allen Lindsay, Affiant

STATE OF WASHINGTON)

) ss. County of <u>*Pierce</u></u>*)

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

DATED: <u>4/22</u>, 2019.

Notary Public State of Washington MIN SONG MY COMMISSION EXPIRES MARCH 6, 2022

Notary Public for Washington Commission Expires: <u>3/66/2022</u>

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