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

2019-008398  
Klamath County, Oregon



00244277201900083980030033

07/25/2019 10:23:14 AM

Fee: \$92.00

Send tax statements to:

Lon Sweet  
2602 Wiard Street  
Klamath Falls, Oregon 97603

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### DEED OF SMALL ESTATE AFFIANT

Lon Sweet, Affiant of the Small Estate of Lois L. Robinson, Klamath County Circuit Court Case No. 19PB02080, Grantor, transfers and conveys to Lon Sweet, Grantees, interest in the following described real property located in Klamath County, Oregon:

See Attached Exhibit "A" Legal Description

There is no true and actual consideration for this conveyance. The conveyance is distributing assets of the Estate of Lois L. Robinson.

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.

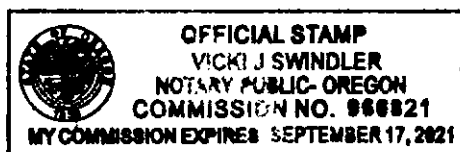
DATED: July 23, 2019

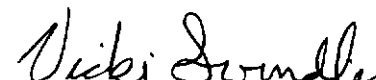
  
Lon Sweet, Affiant

STATE OF OREGON            )  
  ) ss.  
County of Klamath         )

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

DATED: July 23, 2019.



  
Notary Public for Oregon  
Commission Expires: 9-17-2021

**EXHIBIT "A"**  
**Legal Description**

Parcel 1:

The east half of Tract No. Twelve of Gienger Home Tracts, according to the official plat thereof on file in the office of the County Clerk in Klamath County, Oregon.

Parcel ID: R518513

Tax Lot No.: R-3909-002CA-10700-000

Parcel 2:

A parcel of land comprised of a portion of Tract 11 of Gienger's Home Tracts and a portion of the vacated alley between Tract 10 and Tract 11 of Gienger's Home Tracts, Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin which marks the Southeasterly corner of said Tract 11 and the Western right of way line of Wiard Street; thence South 89° 51' 14" West along the Southerly line of said Tract 11 a distance of 308.10 feet to a 5/8" iron pin; thence North 0° 11' 40" East a distance of 100.13 feet to a 5/8" iron pin in the centerline of the alley between said Tract 10 and Tract 11, said alley having been vacated by court order on May 12, 1944 and recorded in Deed Volume 166, page 593 of the Deed Records of Klamath County, Oregon; thence North 89° 14' 47" East along the centerline of said vacated alley a distance of 140.09 feet to a 5/8" iron pin; thence South 0° 11' 40" West a distance of 70.19 feet to a 5/8" iron pin thence North 89° 51' 14" East 168.00 feet to a 5/8" iron pin on the Western right of way line of Wiard Street; thence South 0° 10' 18" West along the Western right of way line of Wiard Street a distance of 30.00 feet to the point of beginning, being Parcel 1 as shown in Minor Partition Map 83-83. Said bearings and distances based on said Minor Partition 83-83.

**SUBJECT TO:**

1. The premises herein described are within and subject to the statutory powers, including the power of assessment of South Suburban Sanitary District.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment of Enterprise Irrigation district.

Parcel ID: R795820

Tax Lot No.: R-3909-002CA-10601-000