

**2019-011420**

**Klamath County, Oregon**



00247932201900114200020023

10/01/2019 12:23:30 PM

Fee: \$87.00

After recording, mail to:

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

Send tax statements to:

Mika A. Ross, Trustee  
of the Alvin S. Ross, Jr. 2019 Trust  
1216 Olive Ave.  
Redding, CA 96001

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**DEED OF SMALL ESTATE AFFIANT**

Mika A. Ross, Affiant of the Small Estate of Alvin Seigle Ross, Jr., Grantor, transfers and conveys to Mika A. Ross, Trustee of the Alvin S. Ross, Jr. 2019 Trust uad January 9, 2019, Grantees, interest in the following described real property located in Klamath County, Oregon:

The S1/2 of Lot 18, Block 1, Third Addition to Altamont Acres, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Property ID: R542130  
Map Tax Lot No.: R-3909-010BA-01700-000

Includes a Manufactured Home described as follows:

1955 Royal Spartanette  
Home ID No. 270353  
X-Plate No.: X219550  
Serial No. 34355537  
Property ID: M30237

There is no true and actual consideration for this conveyance. The conveyance is the distribution of assets of the Estate of Alvin Seigle Ross, Jr. pursuant to Klamath County Circuit Court Case No. 19PB02607.

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.

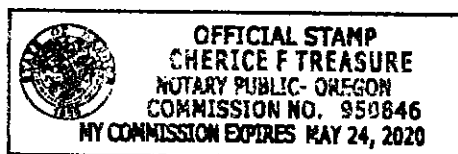
DATED: September 27, 2019



Mika A. Ross, Affiant

STATE OF OREGON            )  
  ) ss.  
County of Klamath         )

This instrument was acknowledged before me on September 27, 2019, by Mika A. Ross, Affiant for the Estate of Alvin Seigle Ross, Jr.



Notary Public for Oregon  
My commission expires: 5.24.2020