

2021-006500

Klamath County, Oregon



00278814202100065000020023

04/26/2021 01:29:10 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:
Robert Eklund
3303 Caroline Street
Klamath Falls, Oregon 97603

DEED OF SMALL ESTATE AFFIANT

Robert Eklund, Affiant/Sole Claiming Successor of the Small Estate of Vicki Ilene

Overstreet, deceased, Grantor, conveys to **Robert Eklund**, Grantee, the following described real property located in Klamath County, Oregon:

A parcel of land situated in Lot 4, Block 2 ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon more particularly described as follows:

Beginning at an iron pin on the North line of Boardman Avenue, said point being South 89 degrees 40' East a distance of 231.0 feet from the Southwest corner of said Lot 4; thence North 0 degrees 26' East parallel with Bisbee Street a distance of 141.8 feet to an iron pin on the North line of said Lot 4; thence South 89 degrees 40' East along the North line of said Lot 4 a distance of 47.3 feet to an iron pin on the Northeast corner of said Lot 4; thence South 28 degrees 15' to an iron pin on the Northeast corner of said Lot 4; thence South 28 degrees 15' East along the Easterly line of said Lot 4 a distance of 161.5 feet to an iron pin on the Southeast corner of said Lot 4; thence North 89 degrees 40' West along the North line of Boardman Avenue a distance of 125.0 feet, more or less, to the point of beginning.

Real Property commonly known as 3617 Boardman Ave., Klamath Falls, OR 97603

Account No.: 528986

Map: 3909-003DB-03900

There is no true and actual consideration for this conveyance; the conveyance is distributing assets of the Estate of Vicki Ilene Overstreet.

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.

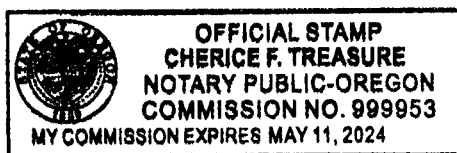
DATED: April 21, 2021.

Estate of Vicki Ilene Overstreet

Robert Eklund
Robert Eklund, Affiant/Sole Claiming Successor

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on April 21, 2021, by Robert Eklund, Affiant/Sole Claiming Successor for the Estate of Vicki Ilene Overstreet.



Cherice F. Treasure
Notary Public for Oregon
My commission expires: 5-11-2024