

**2022-003595**

**Klamath County, Oregon**



00297422202200035950020029

03/24/2022 01:24:38 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:  
Diane Arnold  
1919 Portland St.  
Klamath Falls, OR 97601

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**DEED OF SMALL ESTATE AFFIANT**

Diane Arnold, Affiant of the Small Estate of John William Ware Arnold, deceased, Grantor, conveys to Diane Arnold, Grantee, the following described real property located in Klamath County, Oregon:

Lot 675 in Block 107 of Mills Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the records of Klamath County, Oregon.  
Account No.: 612821


More commonly known as 2136 Darrow Ave., Klamath Falls, Oregon.

There is no true and actual consideration for this conveyance; the conveyance is distributing assets of the Estate of John William Ware Arnold.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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,

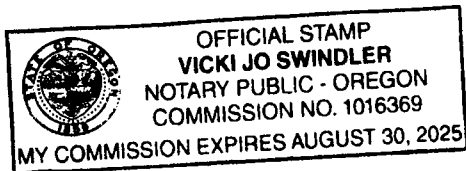
AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.


DATED: March 21, 2022.

  
Diane Arnold, Small Estate Affiant

STATE OF OREGON            )  
  ) ss.  
County of Klamath         )

The above instrument was acknowledged on March 21, 2022 by the above-named Diane Arnold to be her voluntary act as Small Estate Affiant.



  
Notary Public for Oregon  
Commission Expires: 8-30-2025