

**2023-002960**

**Klamath County, Oregon**



00313899202300029600020024

04/20/2023 10:44:41 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:  
Mariah Woodfork  
2754 Kane St.  
Klamath Falls, OR 97603

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**DEED OF SMALL ESTATE AFFIANT**

Mariah Woodfork, Affiant of the Small Estate of Terry Zimmerman, deceased, Grantor, conveys to Mariah Woodfork, Grantee, the following described real property located in Klamath County, Oregon:

The North 50 feet of the South 62 feet of Lot 20, BAILEY TRACTS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon

More commonly known as 2754 Kane St., Klamath Falls, OR 97603

Including a decommissioned 1973 Concord Manufactured Home with no value as follows:

Home ID#: 172127

Serial#: 293427S1545

There was no true and actual consideration for this conveyance; the conveyance is distributing assets of the Estate of Terry Zimmerman.

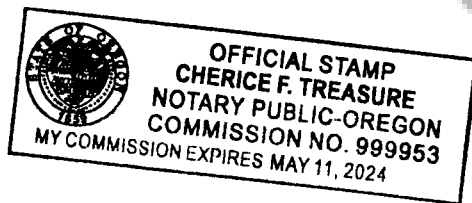
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT 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: April 17, 2023.

Mariah Woodfork  
Mariah Woodfork, Small Estate Affiant

STATE OF OREGON                     )  
   ) ss.  
County of Klamath                     )

This instrument was acknowledged before me on April 17, 2023, by Mariah Woodfork, as Affiant for the Estate of Terry Zimmerman.



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