



2023-003065

Klamath County, Oregon

04/24/2023 02:44:01 PM

Fee: \$92.00

After Recording Return to:

Joshua Truman Winger
Crystal Lucille Douglas
436 Bonner Ln.
Crescent, Oregon 97733

Send Tax Statements to:

Joshua Truman Winger
Crystal Lucille Douglas
436 Bonner Ln.
Crescent, Oregon 97733

SPACE ABOVE THIS LINE FOR
RECORDER'S USE

SMALL ESTATE AFFIANT'S DEED AND SUCCESSOR'S DEED

Rebecca Beckley, the affiant in the duly filed affidavit concerning the small estate of **Roger Roland**, deceased, filed in the Circuit Court for Deschutes County, Oregon, Case No. 21PB09523, and **Rebecca Beckley**, as the sole heir and successor in interest to said decedent required for the conveyance, pursuant to the Order Authorizing and Directing Sale of Real Property and Distribution of Proceeds signed by Judge Alycia N. Sykora on April 7, 2023, in the aforementioned case, Grantor, conveys to **Joshua Truman Winger and Crystal Lucille Douglas**, Grantee, not as tenants in common, but with rights of survivorship, all the estate, right and interest of the above named Grantor and of the above named decedent at the time of the decedent's death, and all the right, title and interest that the above named estate of the decedent by operation of law or otherwise may have acquired afterwards, and all the right, title and interest that the above named successor or successors acquired through the above named decedent, in and to the following described real property in the County of Klamath, State of Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The true consideration for this conveyance is One Hundred Eighty-Five Thousand Five Hundred And No/100 Dollars (\$185,500.00),

Tax Account No.(s): R154647

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.

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IN WITNESS WHEREOF, the undersigned have executed this document on the date set forth below.

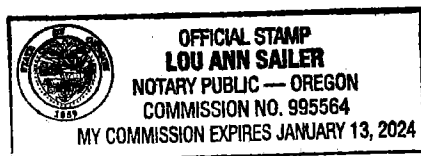
The Heirs and/or Devisees of Roger Roland, deceased

BY: Rebecca Beckley
Rebecca Beckley, affiant and heir

Dated: 4-19-23

STATE OF OREGON)
 CLACKAMAS) ss.
County of ~~Klamath~~ Clackamas)

On this 19 day of April ²⁰²³ personally appeared the above-named Rebecca Beckley who acknowledged the foregoing instrument to be their voluntary act and deed. Before me:



Lou Ann Sailer
Notary Public for State of Oregon
My commission expires 01-13-2024
COUNTY: CLACKAMAS

EXHIBIT "A"
Legal Description

The following described real property is situated in Klamath County, Oregon, being more particularly described as follows:

That Portion of the SE1/4 SW1/4 of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the intersection of the Southeasterly side line of Main Street, 80.00 feet wide with the Southwesterly side line of Ward Street, 60.00 feet wide according to the recorded plat of TOWN OF CRESCENT; thence along the Southeasterly side line of said Main street, South 39° 40' West 328.95 feet to the most Northerly corner of that certain parcel of land conveyed to the United States of America by Glen and Shirley Bilderback, husband and wife, per Warranty Deed recorded in Volume 305, page 279, Deed Records of Klamath County, Oregon; thence along the Northeasterly line of said parcel, South 50° 20' East, 99.60 feet; thence along the Southeasterly line of said parcel South 42° 23' 37" West, 147.27 feet to the Southerly corner thereof; said corner also being the Northeasterly corner of that certain parcel conveyed to the United States of America by Ester K. Guddat, a widow, by individual Warranty Deed recorded in Volume 317, page 397, Deed Records of Klamath County, Oregon; thence along the Northeasterly line of said parcel, South 50°20' East, 207.40 feet to the most Easterly corner thereof; thence along the Southeasterly line of said parcel South 39° 40' West 133.78 feet to the true point of beginning for this description; thence South 50° 20' East, 150.00 feet; thence South 39°40' West 133.78 feet to the Northeasterly line of that certain parcel of land conveyed by Byron G. Steevens and Emma A. Steevens, husband and wife, to Bonnie J. and Jean Schultz, husband and wife, by Warranty Deed recorded in Volume 241, page 276, Deed Records of Klamath County, Oregon; thence along the Northeasterly line of said parcel, North 50° 20' West, 150.00 feet; thence North 39° 40' East, 133.78 feet to the true point of beginning.

TOGETHER WITH ingress and egress recorded January 31, 2002, in Volume M02, page 6255 and in Volume M02, page 6259, Microfilm Records of Klamath County, Oregon.

Tax Account No: 2409-030CD-04000-000

Key No: 154647