



**After recording return to:**

First American Title 1225 Crater Lake  
Ave. STE 101, Medford, OR 97504

**Until a change is requested all tax  
statements shall be sent to the  
following address:**

Same as of record

File No.: 7161-4199692

Date: 10/04/2024

THIS SPACE RESERVED FOR RECORD

**2024-008649**

**Klamath County, Oregon**

10/04/2024 09:46:02 AM

Fee: \$102.00

**AFFIANT'S DEED**

**This Document may be executed in counterparts and shall together constitute one and the same instrument.**

**Okja Joo, Ellen Joo, Individually, and Woojin Joo, Affiant in that certain small estate proceeding filed in Klamath County Circuit Court, Case No. 23PB03146 concerning the estate of Chi Hoon Kevin Joo, Grantor, conveys to Woojin Joo, Grantee, the following described real property:**

See Attached Legal Description Exhibit A

Tax Account No. 348494 / 348430 / 348467 / 64370

The true and actual consideration paid for this transfer is 0.00.

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 this 3rd day of October 2024

Woojin Joo

**Woojin Joo**, individually and as Affiant  
in that certain small estate proceeding filed in  
Klamath County Circuit Court, Case  
No. 23PB03146 concerning the estate of Chi Hoon Kevin Joo

STATE OF Texas

)

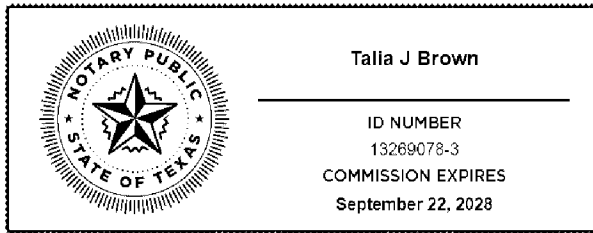
)ss.

Document: Affiant's Deed TJB

County of Collin

)

This instrument was acknowledged before me on this 3rd day of October 2024, by  
Woojin Joo, individually and as Affiant in that certain small estate proceeding filed in Klamath County  
Circuit Court, Case No. 23PB03146 concerning the estate of Chi Hoon Kevin Joo .



Talia J. Brown

Notary Public for the state of Texas  
My commission expires: 09/22/2028

Electronically signed and notarized online using the Proof platform.

**Signature(s) of remaining heirs/devisees appear below and/or on the following page(s)**

Okja Joo, as an heir/devisee of Chi Hoon Kevin Joo

STATE OF California )  
County of Los Angeles ) ss.

This instrument was acknowledged before me on this 30th day of September 2024  
Okja Joo



[Signature]  
Notary Public for Oregon California  
My commission expires: 11/17/2027

Ellen Joo, as an heir/devisee of Chi Hoon Kevin Joo

STATE OF \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss.

This instrument was acknowledged before me on this \_\_\_\_\_ day of , by Ellen  
Joo

[Signature]  
Notary Public for Oregon  
My commission expires:

Okja Joo, as an heir/devisee of Chi Hoon Kevin Joo

STATE OF \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss.

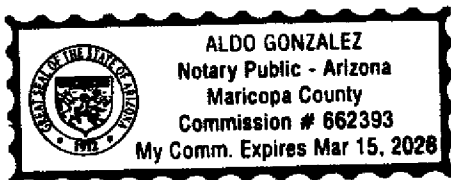
This instrument was acknowledged before me on this \_\_\_\_\_ day of , by  
Okja Joo.

\_\_\_\_\_  
Notary Public for Oregon  
My commission expires:

Ellen Joo, as an heir/devisee of Chi Hoon Kevin Joo

STATE OF AZ )  
County of Maricopa ) ss.

This instrument was acknowledged before me on this 9/30/2024 day of , by Ellen Joo.



\_\_\_\_\_  
Notary Public for Oregon AZ  
My commission expires: 3.15.28

## EXHIBIT A

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

Lot 22 of NIMROD RIVER PARK, according to the Official Plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Together with a portion of Lot 27 of NIMROD RIVER PARK, more particularly described as follows:

Beginning at the Southeast corner of Lot 22; thence South 1° 04' 00" East across Lot 27 to a point on the Northerly bank of the Sprague River; thence in a Northwesterly direction along the Northerly bank of said river to a point, which point is the intersection of the Southerly prolongation of the Westerly sideline of said Lot 22 and the Northerly River bank; thence, from said intersection North 1° 04' 00" West to the Southwest corner of said Lot 22; thence South 76° 02' 30" East along the Southerly lot line of said lot to the Point of Beginning.

Lot 24 of NIMROD RIVER PARK, according to the Official Plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

And a portion of Lot 27 of NIMROD RIVER PARK as shown on Plat of Record, Klamath County, more particularly described as follows:

Beginning at the Southeast corner of said Lot 24; thence South 01° 04' 00" East to a point of the South line of Lot 27 of said NIMROD RIVER PARK; thence Westerly along the South line of said Lot 27, to a point, which point is the intersection of the South line of Lot 27 and the Southerly prolongation of the Westerly side line of Lot 24 (the bearing of said prolongation is South 01° 04' 00" East); Thence North 01° 04' 00" West, along said prolongation to the Southwest Corner of said Lot 24; thence North 88° 56' 00" East 14.14 feet; thence South 76° 02' 30" East 88.90 feet, the Point of Beginning.

Also Lot 23 of NIMROD RIVER PARK, according to the Official Plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Together with a portion of Lot 27 of NIMROD RIVER PARK, more particularly described as follows:

Beginning at the most Southeasterly corner of Lot 23, NIMROD RIVER PARK; thence South 1° 04' 00" East across Lot 27 to the North Bank of the Sprague River; thence Westerly along the North Bank of the Sprague River to a point, which point is the intersection of the North Bank of said River and the Southerly prolongation of the Westerly side line of Lot 23; thence from said point North 1° 04' 00" West along said prolongation to the most Southwesterly corner of said Lot 23; thence South 76° 02' 30" East 103.54 feet to the Point of Beginning.

Note: this legal description was created prior to January 01, 2008.

A.P.N.: 348494