

2025-007852

Klamath County, Oregon

09/04/2025 10:57:02 AM

Fee: \$107.00

Grantor:

Evan Goode, Affiant
Simple Estate of Russell Martin Goode
(a/k/a Russell M. Goode)
25PB03061
2741 SE 175th Place
Portland, OR 97236

Grantee:

Evan Goode, Individually
2741 SE 175th Place
Portland, OR 97236

Until a change is requested, all tax statements will be sent to:

Evan Goode
2741 SE 175th Place
Portland, OR 97236

Prepared by/after recording return to:

Nathan M. Begley, Attorney at Law
PO Box 1917
Gresham, OR 97030
nathan@goodadvicelaw.com

AFFIANT'S DEED

EVAN GOODE, the duly appointed, qualified, and acting Affiant of the **Estate of Russell Martin Goode (a/k/a Russell M. Goode)**, deceased, Klamath County Circuit Court case number 25PB03061, Grantor, hereby conveys to:

EVAN GOODE, Individually, Grantee that real property legally described as follows:

BEING Lot 1, Block 3, Klamath County, According to the Official Plat THEREOF on File in the Office of the County Clerk, Klamath County, Oregon. Tax Account No. 255217, Map No. 3509-024B0-05600.

Commonly known as 33272 Laura Lane, Chiloquin, Oregon 97624.

AND BEING that same and identical property described in that deed recorded on October 26, 2018, as Instrument Number 2018-013094 in the records of Klamath County, Oregon.

Evan Goode is entitled to this asset pursuant to the Simple Estate Affidavit filed in Klamath County Circuit Court Simple Estate Case number 25PB03061. The only other heir to the Estate, Jacob Goode, has signed a Waiver of Interest in Real Properties attached as Exhibit A, waiving all interest in the real property legally described above.

This property is free of encumbrances EXCEPT for covenants, conditions, restrictions, rights of way, easements, and reservations of record.

****The true consideration for these conveyances is \$0.00 (Estate distribution per Simple Estate Affidavit).****

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300

(Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 September, 2025.

Estate of Russell Martin Goode (a/k/a Russell M. Goode)

Evan Goode
Evan Goode, Affiant, Grantor

STATE OF OREGON)
)
County of Multnomah) ss.

This instrument was acknowledged before me on this 3rd day of September, 2025, by **Evan Goode, Affiant of the Estate of Russell Martin Goode (a/k/a Russell M. Goode).**



[Signature]
Notary Public for Oregon

Exhibit A

IN THE CIRCUIT COURT OF THE STATE OF OREGON

FOR THE COUNTY OF KLAMATH

Probate Department

In the Matter of the Estate of:

Case No. 25PB03061

RUSSELL MARTIN GOODE,

WAIVER OF INTEREST IN REAL PROPERTIES

Deceased.

I, JACOB GOODE, declare the following to be true:

I, JACOB GOODE, an intestate heir of the above-captioned Estate, hereby waive any and all right, title, and interest in and to the real properties owned by the Estate, specifically the properties legally described in **Exhibit 1**, incorporated herein by reference.

DATED: this 25 day of August, 2025.

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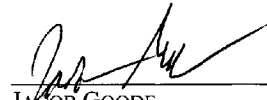
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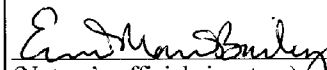
1 *I hereby declare that the above statement is true to the best of my knowledge and belief, and*
2 *that I understand it is made for use as evidence in court and is subject to penalty for perjury.*

3
4 
5 JACOB GOODE
Heir of Estate, son of Decedent

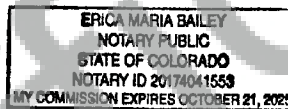
6 STATE OF Colorado

7 COUNTY OF El Paso

8 Signed and sworn to [or affirmed] before me on August 25, 2025, by Jacob
9 Goode, Heir of the Estate of Russell Martin Goode.

10 
11 (Notary's official signature)

12 Notary Public
13 (Title of office)



14 10/21/2025
15 (Commission Expiration)

16 **Affiant**

17 Evan Goode
18 2741 SE 175th Place
19 Portland, OR 97236

20 **Attorney for Affiant**

21 Nathan M. Begley, OSB #210694
Office: 22400 SE Stark St Ste #107 *Do not use for mailing!*
22 Mail: **PO Box 1917**
Gresham, OR 97030
23 Phone : (503) 492-4229
E-mail : nathan@goodadvicelaw.com

EXHIBIT 1: ATTACHMENT TO WAIVER OF INTEREST IN REAL PROPERTIES

Real Property One: Tax Account No. 255226, Map No. 3509-024B0-05700

BEING Block 4, Lot 1, Klamath County, in the County of Klamath, State of Oregon, as shown on Map filed in Book 20, Page 6 of Maps, in the office of the County Recorder of said County.

AND BEING all of that same and identical property described in that deed recorded on October 12, 2022 as Instrument Number 2022-012201, in the records of Klamath County, Oregon.

Real Property Two: Commonly known as 33272 Laura Lane, Chiloquin, Oregon 97624, Tax Account No. 255217, Map No. 3509-024B0-05600

BEING Lot 1, Block 3, Klamath County, According to the Official Plat THEREOF on file in the office of the County Clerk, Klamath County, Oregon.

AND BEING all of that same and identical property described in that deed recorded on October 26, 2018 as Instrument Number 2018-013094, in the records of Klamath County, Oregon.

Real Property Three: Tax Account No. 254646, Map No. 3509-024B0-00300

BEING the S1/2 S1/2 NE1/4 NW1/4 of Section 24, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon EXCEPTING therefrom any portion lying within the Right of Way of Elde Street.

AND BEING all of that same and identical property described in that deed recorded on April 3, 2015 as Instrument Number 2015-003064, in the records of Klamath County, Oregon.

Real Property Four: Tax Account No. 255208, Map No. 3509-024B0-05500

BEING Lot 2, Block 3, Klamath County, according to the official Plat THEREOF on file in the office of the County Clerk, Klamath County, Oregon.

AND BEING all of that same and identical property described in that deed recorded on January 30, 2019 as Instrument Number 2019-000872, in the records of Klamath County, Oregon.
