

Aspen Title

55852

ATC 3-29265

AFFIDAVIT

Vol. 1485 Page 19493

STATEMENT UNDER OATH REGARDING POSSESSION, REPAIRS, ALTERATIONS AND
NEW CONSTRUCTION

GIVEN TO ASPEN TITLE AND ESCROW, INC.

STATE OF OREGON)
County of Klamath) ss

TO OBTAIN ALTA MORTGAGEE POLICY

Regarding real property known as: 1120 Monclair
described as: See Attached Exhibit "A"

EXISTING CONSTRUCTION

UNDER OATH I STATE THAT:

- A) That Kent L. Pederson & Dana M. Pederson are now in actual and exclusive
possession of the above stated property.
B) That there have been no repairs or alterations made on said property
during the 90 days preceding this statement and that there are no claims
for either labor or materials involved in any repair or alterations of
above property and there are no unpaid bills for any such materials,
labor, alterations or repairs upon said property except: none

DATED: November 22, 1985

Kent L. Pederson
Dana M. Pederson

NEW CONSTRUCTION

UNDER OATH I STATE THAT:

- A) That _____ are now in actual and exclusive
possession of the above stated property.
B) I _____ being the builder/contractor(s) having
caused the improvements constructed on above property herein state that
the building was/will be completed on _____, 19____, and a
completion notice was/will be recorded on _____, 19____. Further-
more, I also state that all bills for labor and/or materials, due to all
subcontractors, for work done on above stated property have been paid in
full, except: _____

It is herein understood that this AFFIDAVIT is made by the above stated in-
dividuals for the purpose of inducing STEWART TITLE GUARANTY COMPANY to issue
its ALTA Title Policy insuring the lien of a Mortgage and/or Trust Deed upon
said property in favor of _____

free of any exceptions as to rights and/or claims of persons in possession or
claiming to be in possession not shown of record, and free of any exception
as to labor and/or material liens of which no notice is of record.

DATED _____, 19____.

Subscribed and sworn to before me the
date shown above

Susan P. C...
Notary Public for Oregon
My commission expires: 12/31/88

EXHIBIT "A"

DESCRIPTION

19491

The Southwesterly 10 feet of Lot 9, and the Northeasterly 40 feet of Lot 10, Block 11, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, described as follows:

Beginning at a point in the Westerly line of MonClaire Street 10 feet in a Northeasterly direction from the most Southerly corner of Lot 9, Block 11, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, and running in a Northwesterly direction parallel with the Southerly line of said Lot 9, 100 feet to the Westerly line of Lots 9 and 10 in said Block 11, 50 feet; thence Southeasterly and parallel with the line between said Lots 9 and 10, 100 feet to the Westerly line of MonClaire Street; thence Northeasterly along the Westerly line of MonClaire Street, 50 feet to the place of beginning,

EXCEPTING and reserving, however, a strip of land 6 feet in width off the Northwesterly end of the above described tract to be used as an alley.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of November A.D. 19 85 at 11:48 o'clock A M., and duly recorded in Vol. M85 day
of Deeds on Page 19493

FEE \$9.00

Evelyn Biehn,
By _____

County Clerk

Pam Smith