

1967 83065

DEXTER DEVELOPMENT CORPORATION

KNOW ALL MEN BY THESE PRESENTS, that
of Chiloquin, Oregon, a corporation duly organized
and existing under the laws of the State of Oregon, hereinafter called grantor, for the consideration
hereinafter stated, does hereby remise, release and quitclaim unto Evelyn J. Howser
aka Evelyn Tschetter, hereinafter called grantee
and unto grantee's heirs, successors and assigns, all of the grantor's right, title and interest in that certain real prop-
erty with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the
County of Klamath, State of Oregon, described as follows, to-wit:

Starting at a point on the Southern Pacific Railroad right-of-way
on the East and West quarter line at approximately the West 1/16th
corner of Section 25, Township 32 South, Range 7 E.W.M.; thence
running West to the quarter corner between Section 25 and 26; thence
North one mile to the quarter corner between Section 23 and 24; thence
East 1347 feet to the Southern Pacific Railroad right-of-way; thence
following the said railroad right-of-way South and East to the point
of beginning, SAVE AND EXCEPT that portion of the herein-described
property conveyed to the State of Oregon by and through its State
Highway Commission by instrument dated May 18, 1946 recorded May 29, 1946
in Volume 190 at Page 18 Deed Records of Klamath County, Oregon.

Together with all furniture and all equipment.

Reconveyance per ORS 57.575 and pursuant to terms and provisions of the
Howser-Tschetter AGREEMENT dated August 30, 1969, and the AFFIDAVIT of
B. J. Howser dated August 21, 1980; all made a substantive part of this deed
by incorporation and attachment herein as Exhibit "A" and Exhibit "B".

(Four Exhibit Pages)
(attached hereto)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ None

However, the actual consideration consists of or includes other property or value given or promised which is
the whole consideration (indicate which) ①

In construing this deed the singular includes the plural as the circumstances may require.

Done by order of the grantor's board of directors, with its corporate seal attached,
this 28th day of March, 1973

(CORPORATE SEAL)

By Evelyn J. Howser President
Incorporator and Director.

STATE OF OREGON, County of Klamath ss: December 31, 19 87
Personally appeared Evelyn J. Howser aka Evelyn Tschetter

who, being duly sworn, each for himself and not one for the other, did say that the former is the Dexter
Development Corporation president and that the latter is the sole incorporator, and is one of
the two Shareholders, and one of the Board of Directors, and that the
seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was
signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowl-
edged said instrument to be its voluntary act and deed.

Before me: Notary Public for Oregon April 1, 1990
My commission expires:

(OFFICIAL SEAL)

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

QUITCLAIM DEED CORPORATION

Dexter Development Corporation

P.O. Box 563

Chiloquin, Oregon 97624

TO
Evelyn J. Howser
aka Evelyn Tschetter

No.

WHEN RECORDED RETURN TO
Evelyn J. Howser
Hwy Contract 63-Box 400
Chiloquin, Oregon 97624

(DON'T USE THIS
SPACE; RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

STATE OF OREGON,

County of } ss.

I certify that the within instru-
ment was received for record on the
day of 19
at o'clock M., and recorded
in book on page
Record of Deeds of said County.

Witness my hand and seal of
County affixed

By Title.
Deputy.

1 STATE OF OREGON }
2 County of Klamath }

AFFIDAVIT OF B. J. HOWSER

3

4 I, B. J. Howser, aka Bernard Julian Howser, being first duly sworn, depose
5 and say that I was one of the Directors of the Dexter Development Corporation of
6 Chiloquin, Oregon, and the following facts are true:

7 1. That on May 8, 1969 I conveyed certain Klamath County real property
8 to Evelyn Tschetter, a single woman, by Warranty Deed for valuable consideration
9 pursuant to terms and provisions of said Deed and Agreement recorder in
10 VOL M-69 PAGE 3436, and VOL M-69 PAGES 3615 and 3616 Book of Deeds for Klamath
11 County, Oregon.

12 2. That I was partially disabled and needed care of my person, my home
13 and help with my small business known as Thunderbeast Park, a tourist attraction.

14 3. That I needed said above care for the rest of my life, and that none
15 of my blood relatives were willing to provide me with said care.

16 4. That I wanted to live in my own home for the rest of my life, and I
17 expected to pay for my personal care in said home, and pay for the care of my
18 home and small business.

19 5. That Evelyn Tschetter was capable and willing to provide said care.

20 6. That the conveyance of my property by the above mentioned Deed and
21 Agreement of May 8, 1969 to Evelyn Tschetter was intended to pay her for the
22 said above care for the remainder of my life, because I did not have the funds
23 necessary to pay for said care.

24 7. That on June 16, 1969 Evelyn Tschetter filed Articles of Incorporation
25 of Dexter Development Corporation of Chiloquin, Oregon. The Certificate of
26 Incorporation was issued and filed on June 20, 1969 in the office of the

1 Corporation Commissioner of Oregon at Salem.

2 8. That Evelyn Tschetter was the sole incorporator of the said corporation.

3 9. That by Quitclaim Deed dated August 15, 1969, Deed VOL M-69 PAGE 7456
4 Klamath County Records, the said Evelyn Tschetter conveyed her said above
5 property to the Dexter Development Corporation of Chiloquin, Oregon.

6 10. That the said above conveyed property was intended to be held by the
7 said above incorporator of Dexter Development Corporation for the use of the
8 corporation if needed.

9 11. That by Agreement dated August 30, 1969 Evelyn Tschetter, as Director
10 and Bernard Howser as Agent of Dexter Development Corporation agreed that the
11 terms of all stipulations set forth in their Agreement Dated May 8, 1969
12 VOL M-69 PAGES 3615 and 3616 would continue as set forth on May 8, 1969 with
13 additional provisions added for future use if needed.

14 12. That the real property of Evelyn Tschetter above mentioned was not
15 needed for the use of the said above corporation.

16 13. That the document of transfer dated August 15, 1969 VOL M-69 PAGE 7456 of
17 Deeds recites no consideration for the reason that no fee title estate was intended
18 to be conveyed to the Corporation by Evelyn Tschetter on August 15, 1969.

19 14. That the two controlling Directors of the Dexter Development Corporation
20 were always Evelyn Tschetter and B. J. Howser.

21 15. That the only shareholders of any kind of the Dexter Development Corporation
22 were Evelyn Tschetter aka Evelyn J. Howser and B. J. Howser.

23 16. That the only shareholder interest of B. J. Howser in the Dexter
24 Development Corporation of Chiloquin, Oregon was my life estate and joint right
25 of possession in the property of Evelyn Tschetter conveyed to said corporation
26 as set forth above.

1 17. That because of continuing adverse business conditions the Articles
2 of Incorporation were never filed in Klamath County or any other county of
3 the State of Oregon.

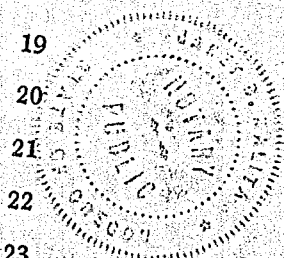
4 18. That on March 28, 1973, Evelyn Howser aka Evelyn Tschetter and myself
5 as shareholders of Dexter Development Corporation resolved to dissolve the said
6 corporation.

7 19. That Evelyn J. Howser aka Evelyn Tschetter is entitled to a re-conveyance
8 of her property from the incorporator of Dexter Development Corporation when needed
9 for any reason whatsoever.

10 20. That Articles of Dissolution of said above corporation were filed at
11 Salem, Oregon on April 25, 1973.

12
13
14
15 B. J. Howser
16 B. J. HOWSER

17 SUBSCRIBED AND SWORN TO before me this 21st day of August 1980.
18



23 David B. Kalita
24 NOTARY PUBLIC FOR OREGON
25 My Commission Expires 12-25-82
26

Deed Exhibit "B"

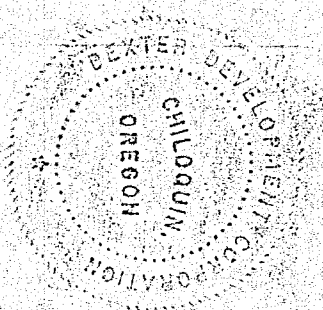
23285

A G R E E M E N T

It is hereby agreed between Bernard J. Howser and Evelyn Tschetter that she is to continue intensive care of the said Bernard J. Howser pursuant to and in accordance with the terms of all stipulations set forth in their AGREEMENT dated and notarized on May 8, 1969 and duly recorded in Vol. M-69 of Deeds on Page 3615 Klamath County Courthouse at Klamath Falls, Oregon except as hereinafter changed towit:

That should Evelyn Tschetter be forced to discontinue agreed upon care of Bernard J. Howser as set forth in above-designated agreement and subsequently be forced to leave that she will try to see, first, before leaving that Bernard J. Howser has someone acceptable to administer the intensive daily care he needs because of the condition in which he was left after his extremely serious accident in April 1964, and second, that Evelyn Tschetter will be fully compensated at the rate of \$50.00 per day from the 1st. day of January 1968 with reasonable interest until paid.

Dated at Chiloquin, Oregon this 30th day of August 1969.



Bernard J. Howser

Bernard J. Howser, Agent
DEXTER DEVELOPMENT CORPORATION
P.O. Box 563
Chiloquin, Oregon 97624

Deed Exhibit "A"

Evelyn Tschetter

Evelyn Tschetter, Director
DEXTER DEVELOPMENT CORPORATION
P.O. Box 563
Chiloquin, Oregon 97624

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Evelyn J. Howser the 31 day
of Dec A.D., 1969 at 2:47 o'clock P M., and duly recorded in Vol. M 87
of deed on Page 23281
FEE 30.00 Evelyn Biehn County Clerk
By *Bernetha A. Seltch*

300000