

JACQUELINE SEKHON WELLER, and ROGER WILLIAM RUPE, and ROBERT L. DORSZYNSKI, CONSERVATOR OF THE ESTATE OF JAMES GREGORY RUPE,

Grantor(s), hereby grant, bargain, sell and convey to:

ROBERT A. DUNHAM and JENNIFER A. DUNHAM, husband and wife

Grantee(s), and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

LOT 15 IN BLOCK 1 OF OREGON SHORES SUBDIVISION-TRACT 1053, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON; TOGETHER WITH A 1974 TAMAR MOBILE HOME, PLATE X105887, VIN #1649947541, WHICH IS SITUATED ON SUBJECT PROPERTY

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any: and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$ 20,000.00

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. BOX 1378, CHILOQUIN, OR 97624

Dated this 18TH day of JUNE, 1998.

SEE SIGNATURE PAGE ATTACHED HERETO  
AND MADE A PART HEREOF

# NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA

COUNTY OF SAN MATEO

ss.

JUNE 20, 1998

Personally appeared the above named JACQUELINE SEKHON WELLER

and acknowledged the foregoing instrument to be HER voluntary act.



Before me:

Notary Public for THE STATE OF CALIFORNIA  
My Commission Expires: JAN/24/2001

AFTER RECORDING RETURN TO:

Robert A. Dunham  
P.O. Box 1378  
Chiloquin, OR 97624

EXHIBIT "E"  
SIGNATURE PAGE

Jacqueline Sekhon Weller  
JACQUELINE SEKHON WELLER

\_\_\_\_\_  
ROGER WILLIAM RUPE

CONSERVATORSHIP OF THE ESTATE OF JAMES GREGORY RUPE

BY \_\_\_\_\_  
ROBERT L. DORSZYNSKI, TEMPORARY CONSERVATOR

STATE OF \_\_\_\_\_ SS. \_\_\_\_\_ 19 \_\_\_\_\_

COUNTY OF \_\_\_\_\_

Personally appeared the above named \_\_\_\_\_

and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act.

WITNESS My hand and official seal. (seal)

\_\_\_\_\_  
Notary Public

State of \_\_\_\_\_

My Commission expires: \_\_\_\_\_

STATE OF \_\_\_\_\_ SS. \_\_\_\_\_ 19 \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_

19\_\_\_\_, by \_\_\_\_\_

as \_\_\_\_\_ on behalf of \_\_\_\_\_

WITNESS My hand and official seal. (seal)

\_\_\_\_\_  
Notary Public

State of \_\_\_\_\_

My Commission expires: \_\_\_\_\_

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

23461

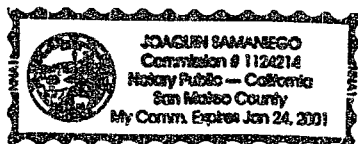
State of CALIFORNIA

County of SAN MATEO

On JUNE 20, 1998 before me, JOAQUIN SAMANEGO, NOTARY PUBLIC,  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared JAELENE SEKHON WELLER  
Name(s) of Signer(s)

- ☐ personally known to me  
☒ proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]  
Signature of Notary Public

## OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

### Description of Attached Document

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_

- ☐ Individual  
☐ Corporate Officer  
 Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney-in-Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

RIGHT THUMBPRINT  
 OF SIGNER  
 Top of thumb here

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- ☐ Individual  
☐ Corporate Officer  
 Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney-in-Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

RIGHT THUMBPRINT  
 OF SIGNER  
 Top of thumb here

Signer Is Representing: \_\_\_\_\_



EXHIBIT "B"  
SIGNATURE PAGE

\_\_\_\_\_  
JACQUELINE SEKHON WELER

\_\_\_\_\_  
ROGER WILLIAM RUPE

CONSERVATORSHIP OF THE ESTATE OF JAMES GREGORY RUPE

BY Robert L. Dorszynski  
ROBERT L. DORSZYNSKI, TEMPORARY CONSERVATOR

STATE OF OREGON SS. June 22 19 98

COUNTY OF Marion

Personally appeared the above named Robert L. Dorszynski

and acknowledged the foregoing instrument to be his voluntary act.

WITNESS My hand and official seal.

(seal)

Kathy M. Boyll  
Notary Public  
State of Oregon  
My Commission expires: 8.30.2000



STATE OF \_\_\_\_\_ SS. \_\_\_\_\_ 19 \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_  
19\_\_\_\_, by \_\_\_\_\_  
as \_\_\_\_\_ on behalf of \_\_\_\_\_

WITNESS My hand and official seal.

(seal)

\_\_\_\_\_  
Notary Public  
State of \_\_\_\_\_  
My Commission expires: \_\_\_\_\_

EXHIBIT "B"  
SIGNATURE PAGE

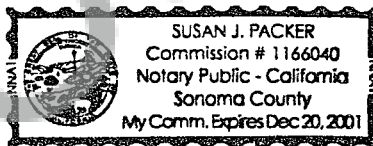
JACQUELINE SEKHON WELLER

Roger William Rupe  
ROGER WILLIAM RUPE

CONSERVATORSHIP OF THE ESTATE OF JAMES GREGORY RUPE

BY  
ROBERT L. DORSZYNSKI, TEMPORARY CONSERVATORSTATE OF California SS. June 29 19 98  
COUNTY OF Sonoma  
Personally appeared the above named Roger William Rupe  
and acknowledged the foregoing instrument to be A voluntary act.

WITNESS My hand and official seal. (seal)

Susan J. Packer  
Notary PublicState of CaliforniaMy Commission expires: Dec. 20, 2001STATE OF \_\_\_\_\_ SS. \_\_\_\_\_ 19 \_\_\_\_\_  
COUNTY OF \_\_\_\_\_The foregoing instrument was acknowledged before me this \_\_\_\_\_  
19\_\_\_\_, by \_\_\_\_\_  
as \_\_\_\_\_ on behalf of \_\_\_\_\_

WITNESS My hand and official seal. (seal)

Notary Public

State of \_\_\_\_\_

My Commission expires: \_\_\_\_\_

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Sonoma } ss.On June 29, 1998

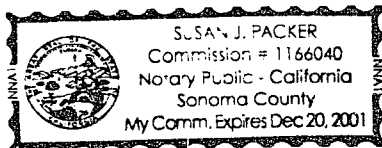
Date

before me, Susan J. Packer

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Roger William Rupe

Name(s) of Signer(s)

☒ personally known to me☐ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Place Notary Seal Above

Susan J. Packer  
Signature of Notary Public

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document: Warranty deedDocument Date: June 18, 1998

Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: Jacqueline Sekhon Weller

### Capacity(ies) Claimed by Signer

Signer's Name: \_\_\_\_\_

- ☐ Individual  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney in Fact  
☐ Trustee  
☒ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing: himself

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Amerititle the 2nd day  
of July A.D., 19 98 at 10:58 o'clock A. M., and duly recorded in Vol. M98  
of Deeds on Page 23459

FEE \$55.00

By Bernetha G. Letsch, County Clerk  
Kathleen Ross