



200 SEP 27 PM 3:13

200 SEP 26 PM 2:37

After recording return to:

Nona J. Uglow

PO Box 278

Freeland, WA 98249

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

Nona J. Uglow

Same as above

Escrow No. K55848B

Title No. K55848B

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath

Recorded 09/26/00, at 2:37 p.m.

In Vol. M00 Page 35198

Linda Smith,

County Clerk Fee\$ 21<sup>00</sup>

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\* Re-Recorded to Add Heirship Affidavit

### STATUTORY WARRANTY DEED

Jessie D. Angus, an estate in fee simple, Grantor, conveys and warrants to Nona J. Uglow and Marion G. Uglow, husband and wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The W 1/2 SW 1/4 SW 1/4 of Section 35, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 consideration for this conveyance is \$33,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 25 day of September 2000, \_\_\_\_\_.

Jessie D. Angus

Jessie D. Angus

*Ida*

STATE OF California

County of Los Angeles

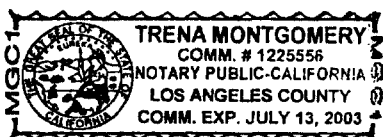
} ss.

This instrument was acknowledged before me on this 25 day of Sept, 2000  
by Jessie D. Angus

Trena Montgomery

Notary Public for Oregon

My commission expires: 7-13-03



K10-88

AFFIDAVIT OF HEIRSHIP AND INDEMNITY

I/We, Jessie P. Angus, being first duly sworn, depose and say that:

1. ~~Decedent~~ <sup>Harold P. Angus</sup>, died in Los Angeles County, State of California, on January 12, 1991 and at time of death was the owner of (real property; leasehold; mortgage or trust deed on real property) located in KLAMATH County, Oregon as follows:

The W 1/2 SW 1/4 SW 1/4 of Section 35, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

2. Decedent left (no will; a will a copy of which is attached) and the estate is not being probated.
3. The next of kin and heirs at law of decedent (including any party who may have lived with decedent for a period of 10 years; these parties need not be living with decedent at the time of his/her death) along with their relationship to decedent, approximate age and current address:

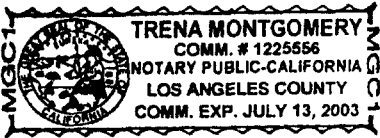
Name	Relation	Age	Address/Phone No.
<u>Jessie P. Angus</u>	<u>Wife</u>		<u>1329 Marie Ellen Avenue, Wittier, CA 90603</u>

4. Other than those listed above, there are no other parties with whom the deceased lived, either at the time of the decedent's death, or sometime in the past, in a situation similar to "husband and wife" (although not legally married) over a 10 year period.
5. There is no debt of decedent or claim against decedent which is or will become a claim against the estate of decedent.
6. There are no children of deceased children.
7. Decedent did not live or reside in a long term care facility, as defined by Chapter 749, Oregon Law (e.g. a licensed nursing home, a licensed residential care facility, a licensed adult foster home) either at the time of his/her death or at some time after September 9, 1995.
8. This affidavit is for the purpose of inducing First American Title Insurance Company of Oregon to allow next of kin, heir(s) or devisee(s) of decedent to clear the aforementioned real property of the interest of decedent without the necessity of probate of decedent's estate.
9. I/We hereby agree to indemnify and hold harmless First American Title Insurance Company of Oregon from any and all liability, obligation, expenses, legal fees or litigation costs which it may incur as a result of the falsity or inaccuracy of any statement contained in this affidavit.

Jessie P. Angus  
Jessie P. Angus

STATE OF California  
County of Los Angeles } ss.

This instrument was acknowledged before me on this 25 day of Sept, 2000  
by Jessie P. Angus



Trena Montgomery  
Notary Public for

My commission expires: 7-13-03

State of Oregon, County of Klamath  
Recorded 09/27/00, at 2:13 p.m.  
In Vol. M00 Page 35393  
Linda Smith,  
County Clerk RR Fee \$ 10.00