

NN

2001 JAN -2 PM 3: 24

Vol M01 Page 175



STATE OF OREGON,
County of _____ } ss.

I certify that the within instrument was received for record on _____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Records of said County.

Witness my hand and seal of County affixed.

NAME TITLE

By _____, Deputy.

SPACE RESERVED
FOR
RECORDER'S USE

MTC 52542-KR

Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Same as below

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Anne K. Hansberry

1945 NE 19th Ave
Canby Or 97013

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that RONALD E. RODGERS AND DENNIS A. RODGERS

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto _____

ANNE K. HANSBERRY

hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

The West 144.15 feet of the South half of Lot 19, Block 3, ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ to clear title.[Ⓢ] However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration.[Ⓢ] (The sentence between the symbols Ⓢ, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

December 21st 2000

IN WITNESS WHEREOF, the grantor has executed this instrument on _____; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Ronald E. Rodgers
Ronald E. Rodgers

Dennis A. Rodgers
Dennis A. Rodgers

STATE OF OREGON, County of _____) ss.

This instrument was acknowledged before me on _____

by _____

This instrument was acknowledged before me on _____

by _____

as _____

of _____

Notary Public for Oregon

My commission expires _____

STATE OF OREGON,

Klamath

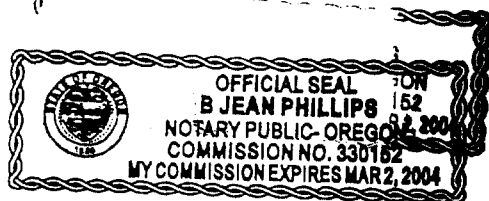
County of

} SS.

FORM No. 23—ACKNOWLEDGMENT.
Stevens-Ness Law Publishing Co. NL
Portland, OR 97204 © 1992

BE IT REMEMBERED, That on this 21st day of December, 2000,
before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within
named RONALD E. RODGERS

known to me to be the identical individual..... described in and who executed the within instrument and
acknowledged to me that He executed the same freely and voluntarily.



IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.

B Jean Phillips
Notary Public for Oregon
My commission expires 3-2-04

STATE OF OREGON,

County of Jackson

} SS.

FORM No. 23—ACKNOWLEDGMENT.
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BE IT REMEMBERED, That on this 27 day of December, 2000 19,
before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within
named Dennis A. Rodgers

known to me to be the identical individual..... described in and who executed the within instrument and
acknowledged to me that He executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.



Connie S. Ralph
Notary Public for Oregon
My commission expires MAR 2, 2001

mfc 52542-KR

AFFIDAVIT OF HEIRSHIP, INHERITANCE AND OWNERSHIP

In the Matter of the Estate of)
EMMA B. RODGERS)
Deceased,)
Unprobated,)

STATE OF OREGON)
County of Klamath) ss.

The undersigned, ANNE K. HANSBERRY

all over the age of 18 years, being first duly sworn, depose and say:

1. That the following are all the heirs at law of
, Deceased and have their residence and
domicile::

NAME:	ADDRESS:
RONALD E. RODGERS	6213 Climax Ave, Klamath Falls, Oregon 97603
DENNIS A. RODGERS	2720 Brookside Dr Medford Oregon 97504
ANNE K. HANSBERRY	1945 NE 19th Ave Canby, Or 97013

That the decedent has no deceased children or children of such children that are not affiants hereto.

2. That Emma B. Rodgers died on 8-21-90 ; that at the time of her death, the domicile (legal residence) of the decedent was 335 Alameda Ave Klamath Falls, Klamath County, Oregon, and had resided at such address for years and that within three years prior to death, the decedent was not a resident of another state.

3. That at the time of her death, owned, in fee simple title,

with Luther Edwin Rodgers the following described real property:
The West 144.15 feet of the South half of Lot 19, Block 3, ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

4. That there are no debts or encumbrances remaining unpaid which are or may become a line on said property, all claims against the estate have been paid, and federal estate taxes have been paid and all inheritance taxes have been paid. (if any, a copy of decedent's will is attached).

Chicago Title Insurance Company

5. That this Affidavit is made for the purpose of inducing /
~~Lawyers Title Insurance Company of Oregon~~ to issue its policy or
policies of title insurance on the above described property. In
consideration of the issuance of said policy or policies, the AmeriTitle
undersigned agrees to hold ~~Lawyers Title Insurance Company of Klamath County~~ and
~~and/or Lawyers Title Insurance Company of Oregon~~ free and clear of all
liability and responsibility for any loss, damage or expense that may
arise or it may suffer by reason of the issuance of such policy or
policies without requiring probate of the estate of the decedent.

Chicago
Title
Insurance
Co.

DATED: December 21st, 2000

+ Ronald E. Rodgers 12-21-00
+ Dennis A. Rodgers 12-26-00 Dennis A. Rodgers 12-27-00
+ Anne K. Hansberry 12/29/00

STATE OF OREGON,

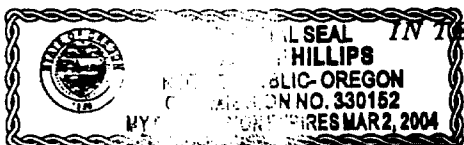
County of Klamath

SS.

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BE IT REMEMBERED, That on this 21st day of December, 2000,
before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within
named Ronald E. Rodgers

known to me to be the identical individual..... described in and who executed the within instrument and
acknowledged to me that He executed the same freely and voluntarily.



IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.

[Signature]
Notary Public for Oregon
My commission expires 3-2-04

STATE OF OREGON,

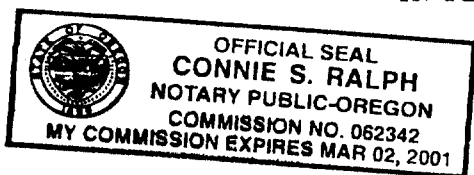
County of Jackson

SS.

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BE IT REMEMBERED, That on this 27 day of December, 2000,
before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within
named Dennis A. Rodgers

known to me to be the identical individual..... described in and who executed the within instrument and
acknowledged to me that he executed the same freely and voluntarily.



IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.

Connie S. Ralph
Notary Public for Oregon
My commission expires 3-2-2001

STATE OF OREGON,

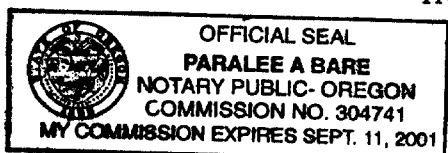
County of Clackamas

SS.

State of Oregon, County of Klamath
Recorded 01/02/01, at 3:24 p. m.
In Vol. M01 Page 175
Linda Smith,
County Clerk Fee \$ 36.00

BE IT REMEMBERED, That on this 29th day of December, 2000,
before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within
named Anne K. Hansberry

known to me to be the identical individual..... described in and who executed the within instrument and
acknowledged to me that executed the same freely and voluntarily.



IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.

Paralee A. Bare
Notary Public for Oregon
My commission expires 9-11-2001