

NN

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James David Howard, et al 2001 FEB 21
8690 SW Eagle Crest Terrace
Aloha, OR 97007

Grantor's Name and Address

Patrick C. and Mildred E. Brennan
5915 Round Lake Road
Klamath Falls, Or 97601

Grantee's Name and Address

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

Patrick C. and Mildred E. Brennan
5915 Round Lake Road
Klamath Falls, Or 97601

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

Same

AM 11: 17

STATE OF OREGON,
County of Washington } ss.

I certify that the within instrument was
received for record on January 31, 2001,
at 3:00 o'clock P.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 52964-KR

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that James David Howard, Richard Allan Stenerson Howard,
and Ronald Eric Howard, the Heirs and/or Devisees of James R. Howard, Deceased
hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto _____
Patrick C. Brennan and Mildred E. Brennan, as tenants by the entirety
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:

Lots 53 and 54 in Block 11 of INDUSTRIAL ADDITION to the City of Klamath Falls,
Oregon, 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 \$ none. [Ⓢ] 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.

IN WITNESS WHEREOF, the grantor has executed this instrument on (see at each signature below); 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.

James David Howard

31 JAN 2001

Richard Allan Stenerson Howard

13 Feb. 2001

Ronald Eric Howard

STATE OF OREGON, County of Washington) ss.This instrument was acknowledged before me on January 31, 2001
by James David Howard

This instrument was acknowledged before me on _____

by _____

as _____



Misty D. Register
Notary Public for Oregon
My commission expires June 16, 2002

State of Oregon

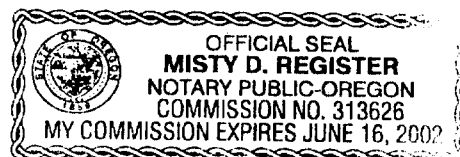
County of WashingtonJanuary 31, 2001

Personally appeared the above named James David Howard
and acknowledged the foregoing instrument to be a true voluntary act and
deed.

WITNESS My hand and official seal.

(seal)

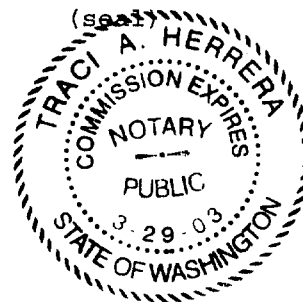
Misty D. Register
Notary Public for Oregon

My Commission expires: 11/16/01State of WashingtonCounty of KingFebruary 13, 2001

Personally appeared the above named Richard Stegerson Howard
and acknowledged the foregoing instrument to be his voluntary act and
deed.

WITNESS My hand and official seal.

Traci A. Herrera
Notary Public for Oregon

My Commission expires: 03/29/03

State of Oregon

County of WashingtonFebruary 3rd, 2001

Personally appeared the above named Ronald E Howard
and acknowledged the foregoing instrument to be _____ voluntary act and
deed.

WITNESS My hand and official seal.

(seal)

Karmen Bickel
Notary Public for Oregon

My Commission expires: 9/19/04

AFFIDAVIT OF HEIRSHIP, INHERITANCE AND OWNERSHIP

In the Matter of the Estate of)
 James R. Howard)
 Deceased,)
 Unprobated,)

STATE OF OREGON)
) ss.
 County of Klamath)

The undersigned, James David Howard, Richard Allan Stenerson Howard, and Ronald Eric Howard—
 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 James R. Howard, Deceased and have their residence and domicile::

NAME:ADDRESS:

James David Howard
 (P) Richard Allan Stenerson Howard
 Ronald Eric Howard

8690 SW Eagle Crest Terrace, Aloha, OR 97007
~~1820 16th Ave, Apt 301, Seattle, WA 98122-264~~
 5285 SW Wichita St, Tualatin, OR 97062
 1100 17TH AVENUE, #401 Seattle WA 98122

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

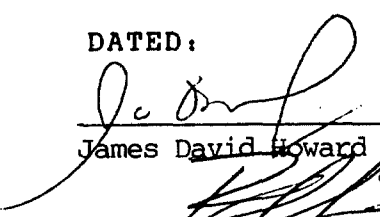
2. That James R. Howard died on Sept 7, 1985 ; that at the time of James death, the domicile (legal residence) of the decedent was 1864 Lowell St, Klamath Falls Klamath County, Oregon, and had resided at such address for 31 years and that within three years prior to death, the decedent was not a resident of another state.

3. That at the time of James death, he owned, in fee simple title,
 Lots 53 and 54 in Block 11 of INDUSTRIAL ADDITION to the City of Klamath Falls, Oregon, 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 remaaining 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).

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 consideratin of the issuance of said policy or policies, the undersigned agrees to hold Mountain Title Company of Klamath County 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.

DATED:


 James David Howard

31 JAN 2001

(P) 
 Richard Allan Stenerson Howard


 Ronald Eric Howard

State of Washington

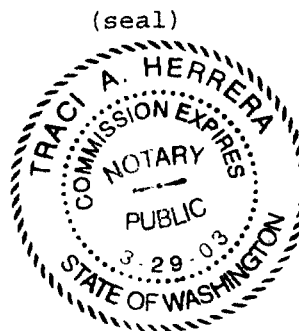
County of King

February 13, 2001

Personally appeared the above named Richard Stenerson Howard,
and acknowledged the foregoing instrument to be his voluntary act and
deed.

WITNESS My hand and official seal.

Traci A. Herrera
Notary Public for ~~Oregon~~ Washington
My Commission expires: 03/29/03



State of Oregon

County of Washington

February 3rd, 2001

Personally appeared the above named Ronald E Howard,
and acknowledged the foregoing instrument to be _____ voluntary act and
deed.

WITNESS My hand and official seal.

(seal)

Karmen Bickel
Notary Public for Oregon
My Commission expires: 9/19/04



State of Oregon, County of Klamath
Recorded 02/21/01, at 11:17a.m.
In Vol. M01 Page 6815
Linda Smith,
County Clerk Fee\$ 36.00