

Vol M02 Page 42293  
STATE OF OREGON, } ss.

Margaret Anne Clark  
73 Cervantes Blvd.  
SF, CA 94123  
First Party's Name and Address

Cate Swan  
PO Box 54  
Monte Rio, CA 95462  
Second Party's Name and Address

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

Cate Swan  
PO Box 54  
Monte Rio, CA 95462

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

Cate Swan  
PO Box 54  
Monte Rio, CA 95462

SPACE RESERVED  
FOR  
RECORDER'S USE

State of Oregon, County of Klamath  
Recorded 07/29/2002 4:31 a.m.  
Vol M02, Pg 42293-95  
Linda Smith, County Clerk  
Fee \$ 31<sup>00</sup> # of Pgs 3

puty.

AFFIANT'S DEED

THIS INDENTURE dated 7/2/2002, by and between  
Cate Swan

the affiant named in the duly filed affidavit concerning the small estate of Margaret Anne Clark,  
deceased, hereinafter called the first party,  
and Cate Swan, Michael Clark Swan, Christopher Arthur Swan, Eric Jason Swan  
hereinafter called the second party; WITNESSETH:

For value received and the consideration hereinafter stated, the first party has granted, bargained, sold and conveyed, and by  
these presents does grant, bargain, sell and convey unto the second party and second party's heirs, successors and assigns all the  
estate, right and interest of the estate of the deceased, whether acquired by operation of the law or otherwise, in that certain real prop-  
erty situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lots 6 & 11 and the North half of Lots 7 & 10 in Block 34  
of vacated East Klamath Falls and the West half of  
vacated McKibbin Street adjoining said Lot 6 and the  
North half of Lot 7 on the East, in the County  
of Klamath.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

TO HAVE AND TO HOLD the same unto the second party, and second party's heirs, successors-in-interest and assigns  
forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0. 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 <sup>0</sup>, if not applicable, should be deleted. See ORS 93.030.)

IN WITNESS WHEREOF, the first party has executed this instrument; if first party 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 REG-  
ULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON  
ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-  
PRIATE 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.

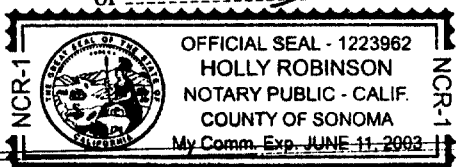
Cate Swan

Affiant

CALIFORNIA  
STATE OF OREGON, County of SONOMA ) ss.

This instrument was acknowledged before me on JULY 2, 2002  
by Cate Swan

This instrument was acknowledged before me on \_\_\_\_\_  
by \_\_\_\_\_  
as \_\_\_\_\_  
of \_\_\_\_\_



Holly Robinson  
Notary Public for Oregon CALIFORNIA  
My commission expires JUNE 11, 2003

NT

RECEIVED

FEB 12 2002

13th Judicial District

RECEIVED

JAN 28 2002

13th Judicial District

County of KLAMATH)  
STATE OF OREGON)I hereby certify that the within is a  
true and correct copy and the whole  
of the original.

Clerk of Court

By Kathleen L. Lacey  
Date 2/12/02FILED  
STATE OF OREGON  
KLAMATH CIRCUIT COURT

2002 FEB 12 AM 10:51

CLERK OF COURT

BY DAG

42294

In the Probate Court of the County of Klamath, Oregon

Small Estate of:

Margaret Anne Clark

Deceased.

Estate No. 0200534CV  
SMALL ESTATE AFFIDAVIT  
INTESTATE ESTATESTATE OF OREGON, County of Klamath SONOMA ss.I, Cate Swan, being first duly sworn, depose and say that: I am  
a claiming successor of the above named decedent. This affidavit is made pursuant to ORS 114.505 to 114.560.(1) Name of Decedent Margaret Anne Clark Age 75 Soc. Sec. No. 566-22-5093  
Domicile/Post Office Address 73 Cervantes Blvd., San Francisco, CA 94123  
(2) Decedent died on 3/10/2001, at 1948

A certified copy of decedent's death certificate is attached hereto.

(3) A description of all of decedent's property, including the fair market value of the real property and the fair market value of the personal property, is:

Real Property Legal Description (Including County)	Fair Market Value
<u>Lots 6 &amp; 11 and the North half of Lots 7 &amp; 10 in Block 34 of vacated East Klamath Falls and the West half of vacated McKibben St. adjoining said Lot 6 and the North half of Lot 7 on the East, in the County of Klamath</u>	<u>550.</u>

Personal Property Description	Fair Market Value
<u>Cameras</u>	<u>14,738.00</u>
<u>Renters Policy - Personal Property</u>	<u>69,300.00</u>
<u>IRA</u>	<u>6,760.90</u>
<u>Wells Fargo Bank - checking &amp; savings</u>	<u>9,077.76</u>

(4) No application or petition for the appointment of a personal representative has been granted in Oregon.

(5) The decedent died intestate.

(6) Decedent's heirs, and the last address of each as known to affiant, are:

Name	Last Known Address
<u>Michael Clark Swan</u>	<u>13 Almira, Bloomfield, NJ 07002</u>
<u>Christopher Arthur Swan</u>	<u>134 Oxford Place, Columbus IN 47201</u>
<u>Eric Jason Swan</u>	<u>1453 Kearny St, St. Helena, CA 94574</u>
<u>Cate Swan</u>	<u>PO Box 54, Monte Rio, CA 95462</u>

A copy of this affidavit showing the date of filing will be delivered to each heir or mailed to each heir at the heir's last known address stated above.



(7) The interest in decedent's property to which each heir is entitled is:

Name	Interest
Michael Clark Swan	25%
Christopher Arthur Swan	25%
Eric Jason Swan	25%
Cate Swan	25%

(8) Reasonable efforts have been made to ascertain creditors of the estate. The expenses of and claims against the estate remaining unpaid or on account of which the affiant or any other person is entitled to reimbursement from the estate, including the known or estimated amounts thereof, and the names and addresses of the creditors, as known to the affiant, are (if none, so state):

Name of Creditor	Address	Nature of Expense/Claim	Known or Estimated Amount
NONE			

A copy of the affidavit showing the date of filing will be delivered to each creditor who has not been paid in full or mailed to such creditor at the creditor's last known address stated above.

(9) The name and address of each person known to the affiant to assert a claim against the estate which the affiant disputes, and the last known or estimated amount thereof, are (if none, so state):

Name	Address	Known or Estimated Amount
NONE		

A copy of the affidavit showing the date of filing will be delivered or mailed to each such person at each such person's last known address.

(10) A copy of the affidavit showing the date of filing will be mailed or delivered to the Adult and Family Services Division, Estate Administration Section, Salem, Oregon.

(11) Claims against the estate not listed herein or in amounts larger than those listed herein may be barred unless:

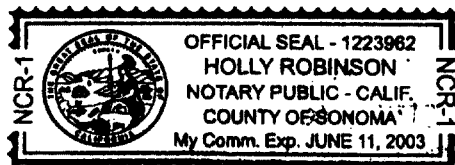
(a) A claim is presented to the affiant within four months of the filing of this affidavit at the following address:

(b) A personal representative of the estate is appointed within the time allowed under ORS 114.555.

(12) The claim(s), if any, listed in Section (9) may be barred unless:

(a) A petition for summary determination is filed within four months of the filing of this affidavit; or

(b) A personal representative of the estate is appointed within the time allowed under ORS 114.555.



Signed and sworn to before me on JANUARY 18, 2002,  
by Cate Swan

Notary Public for Oregon. My commission expires JUNE 11, 2003  
CALIFORNIA

NOTE - A creditor of an estate of a decedent who dies intestate and without heirs must receive written authorization from the Director of the Division of State Lands before filing an affidavit pursuant to ORS 114.515. Creditors should become familiar with and comply with this statute before proceeding.

ORS 114.545(3) requires that an affiant's or claiming successor's deed executed in the manner required by ORS Chapter 83 be recorded in the deed records of any county in which real property belonging to the decedent is situated.

EXCERPT FROM ORS 114.515: "If the estate consists of personal property having a fair market value of \$50,000 or less, or real property having a fair market value of \$50,000 or less, or a combination of personal property having a fair market value of \$50,000 or less, and real property having a fair market value of \$50,000 or less, not less than 30 days after the death of the decedent, one or more of the claiming successors may file an affidavit with the clerk of the probate court in any county where there is venue for a proceeding seeking the appointment of a personal representative for the estate. The affidavit shall contain the information required by ORS 114.525."