

09 SEP 18 AM 10:38

EA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

MTC-29857-MK

Vol M03 Page 69632

STATE OF OREGON

Grantor's Name and Address

Grantee's Name and Address

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

Stephen and Mary Anna Napier

6415 Corsini Place

Rancho Palos Verdes

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

same as above

SPACE RESERVED  
FOR  
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 09/18/03 10:38 a.m.

Vol M03 Pg 69632-37

Linda Smith, County Clerk

Fee \$ 46.00 # of Pgs 6

puty.

MTC 29857-MK

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that LENORA L. ZUMBRUN AND LENORA L. ZUMBRUN AND WILLIAM ZUMBRUN, sole heirs of ELMER J. ZUMBRUN, DECEASED

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by STEPHEN S. NAPIER AND MARY ANNA NAPIER, husband and wife

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, 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:

Starting at the quarter corner in the center of Section 12, Township 34 South, Range 71/2 East of the Willamette Meridian, Klamath County, Oregon, thence North 14.20 chains to the center of Crooked Creek; thence following down the center line of said stream in a Southeasterly direction to a point approximately in the center of the SW1/4NE1/4; thence East 2.00 chains to the center of the Dalles California Highway; thence in a Southeasterly direction 2.00 chains along the center line of said highway; thence West 4.50 chains to the center of Crooked Creek; thence in a Southerly direction following center line of said stream to a point on the East and West quarter line of said Section 12, thence West 6.25 chains to the point of beginning.

\*\*Fullfillment of real estate contract recorded in Volume 885 at Page 8364, Microfilm Records of Klamath County, Oregon. Said interest was acquired through Small Estate 87-19SE, Estate of Fred A. Zumburn, deceased. Said Real Estate Contract has been paid

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

as full.\*\*

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

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): except those of record and apparent to the land

and that grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ \*\*. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (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 September 12, 2003; 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 30.830.

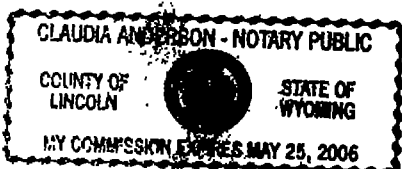
Lenora L. Zumburn By William R. Zumburn  
Lenora L. Zumburn, individually and as heir  
Power of Attorney of Elmer J. Zumburn  
William R. Zumburn  
William Zumburn, as Heir of Elmer J. Zumburn

Wyoming  
STATE OF OREGON, County of Klamath Lincoln ss.

This instrument was acknowledged before me on Sept 12, 2003 by Lenora L. Zumburn William R. Zumburn as Power of Attorney

This instrument was acknowledged before me on Sept 12, 2003 attorney,

by  
as  
of



Claudia Anderson  
Notary Public for Oregon Wyoming  
My commission expires 5-25-2006

46.00

69633

STATE OF ~~OREGON~~, Wyoming

County of Lincoln } ss.

On September 12 2003, before me personally appeared William Zumburn

whose identity was established to my satisfaction, and who executed the foregoing instrument, acknowledging to me that the same was executed freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on the date first written above.



Claudia Anderson  
Notary Public for ~~Oregon~~ Wyoming  
My commission expires 5-25-2006

A205-10  
R205-04

## GENERAL POWER OF ATTORNEY

(With Durable Provision)

**NOTICE: THIS IS AN IMPORTANT DOCUMENT. BEFORE SIGNING THIS DOCUMENT, YOU SHOULD KNOW THESE IMPORTANT FACTS. THE PURPOSE OF THIS POWER OF ATTORNEY IS TO GIVE THE PERSON WHOM YOU DESIGNATE (YOUR "AGENT") BROAD POWERS TO HANDLE YOUR PROPERTY, WHICH MAY INCLUDE POWERS TO PLEDGE, SELL OR OTHERWISE DISPOSE OF ANY REAL OR PERSONAL PROPERTY WITHOUT ADVANCE NOTICE TO YOU OR APPROVAL BY YOU. YOU MAY SPECIFY THAT THESE POWERS WILL EXIST EVEN AFTER YOU BECOME DISABLED, INCAPACITATED OR INCOMPETENT. THIS DOCUMENT DOES NOT AUTHORIZE ANYONE TO MAKE MEDICAL OR OTHER HEALTH CARE DECISIONS FOR YOU. IF THERE IS ANYTHING ABOUT THIS FORM THAT YOU DO NOT UNDERSTAND, YOU SHOULD ASK A LAWYER TO EXPLAIN IT TO YOU. YOU MAY REVOKE THIS POWER OF ATTORNEY IF YOU LATER WISH TO DO SO.**

TO ALL PERSONS, be it known that I, LENORA L. ZUMBRUN  
of Klamath Falls, Oregon  
the undersigned Grantor, do hereby make and grant a general power of attorney to William R. Zumbrun OR  
Michelle Rosser, of Klamath Falls, Oregon  
and do thereupon constitute and appoint said individual as my attorney-in-fact.

My attorney-in-fact shall act in my name, place and stead in any way which I myself could do, if I were personally present, with respect to the following matters, to the extent that I am permitted by law to act through an agent:

(NOTICE: The grantor must write his or her initials in the corresponding blank space of a box below with respect to each of the subdivisions (A) through (J) below for which the Grantor wants to give the agent authority. If the blank space within a box for any particular subdivision is NOT initialed, NO AUTHORITY WILL BE GRANTED for matters that are included in that subdivision. Cross out each power withheld.)

- [ LG ] (A) Real estate transactions
- [ LG ] (B) Tangible personal property transactions
- [ LG ] (C) Bond, share and commodity transactions
- [ LG ] (D) Banking transactions
- [ LG ] (E) Business operating transactions
- [ LG ] (F) Insurance transactions
- [ LG ] (G) Gifts to charities and individuals other than Attorney-in-Fact  
(If trust distributions are involved or tax consequences are anticipated, consult an attorney.)
- [ LG ] (H) Claims and litigation
- [ LG ] (I) Personal relationships and affairs
- [ LG ] (J) Benefits from military service
- [ ] (K) Records, accounts and statements

[ 28 ] (P) Full and unqualified authority to my attorney-in-fact to delegate any or all of the foregoing powers to any person or persons whom my attorney-in-fact shall select

[ 27 ] (M) Access to safe deposit box(es)

[ 27 ] (N) All other matters

**Durable Provision:**

[ 27 ] (O) If the blank space in the block to the left is initialed by the Grantor, this power of attorney shall not be affected by the subsequent disability or incompetence of the Grantor.

**Other Terms:**

My attorney-in-fact hereby accepts this appointment subject to its terms and agrees to act and perform in said fiduciary capacity consistent with my best interests as he/she in his/her best discretion deems advisable, and I affirm and ratify all acts so undertaken.

TO INDUCE ANY THIRD PARTY TO ACT HEREUNDER, I HEREBY AGREE THAT ANY THIRD PARTY RECEIVING A DULY EXECUTED COPY OR FACSIMILE OF THIS INSTRUMENT MAY ACT HEREUNDER, AND THAT REVOCATION OR TERMINATION HEREOF SHALL BE INEFFECTIVE AS TO SUCH THIRD PARTY UNLESS AND UNTIL ACTUAL NOTICE OR KNOWLEDGE OF SUCH REVOCATION OR TERMINATION SHALL HAVE BEEN RECEIVED BY SUCH THIRD PARTY, AND I FOR MYSELF AND FOR MY HEIRS, EXECUTORS, LEGAL REPRESENTATIVES AND ASSIGNS, HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS ANY SUCH THIRD PARTY FROM AND AGAINST ANY AND ALL CLAIMS THAT MAY ARISE AGAINST SUCH THIRD PARTY BY REASON OF SUCH THIRD PARTY HAVING RELIED ON THE PROVISIONS OF THIS INSTRUMENT.

Signed under seal this 31st day of May, 2000 (year).

Signed in the presence of:

Alan Johnson  
Witness Alan Johnson

Lenora L. Zumbrun  
Grantor

Shannon Kuhlman  
Witness Shannon Kuhlman

William R. Zumbrun  
Attorney-in-Fact (William R. Zumbrun)

Michelle Rosser  
Attorney-in-Fac (Michelle Rosser)

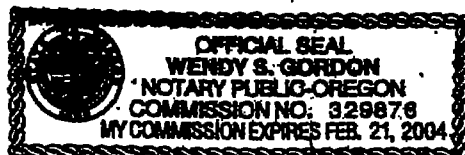
State of OREGON  
County of KLAMATH

On May 31, 2000 before me, Wendy S. Gordon

\*\*\* Lenora L. Zumbrun \*\*\* , appeared to me (or 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



Affiant

Known

Produced ID

## AFFIDAVIT OF HEIRSHIP, INHERITANCE AND OWNERSHIP

In the Matter of the Estate of )  
**ELMER J ZUMBRUN** )  
 Deceased, )  
 Unprobated, )

STATE OF ~~OREGON~~ )  
Wyoming ) ss.  
 County of )

The undersigned, **William Zumbrun and Lenora L. Zumbrun**

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 **Elmer J. Zumbrun** deceased and have their residence and domicile: :

NAME:	ADDRESS:
<b>William Zumbrun son</b>	<b>P O Box 918</b>
	<b>Thayne Wyoming 83127</b>
<b>Lenora L. Zumbrun wife</b>	<b>Klamath Falls, Oregon</b>

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

2. That **Elmer J Zumbrun** died on **May 21, 2000**, that at the time of his death, the domicile (legal residence) of the decedent was **1937 Crest St Klamath County, Oregon**, and had resided at such address for \_\_\_\_\_ years and that within three years prior to death, the decedent was not resident of another state.

3. That at the time of **His** death, **He** owned, in fee simple title, ~~An undivided one-half interest in the attached legal description made a part hereof:~~ being a **Vendors interest in Real Estate Contract acquired from the Small Estate of Fred A. Zumbrun.**

4. That there are no debts or encumbrances remaining unpaid which are or may become a lien 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 Chicago 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 undersigned agrees to hold AmeriTitle and/or Chicago Title Insurance Company 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: **September 2003**

William Zumbrun  
 William Zumbrun

Lenora L. Zumbrun  
 Lenora L. Zumbrun

By William L. Zumbrun  
 Power of Attorney

STATE OF **Wyoming** ,

County of **Lincoln**

BE IT REMEMBERED, that on this 12 day of Sept, 2003, before me, the undersigned, a Notary Public in and for the State of Wyoming, personally appeared the within named William Zumbrun

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.



Claudia Anderson  
 Notary Public for  
 My commission expires 5-25-2003

## EXHIBIT "A"

Starting at the quarter corner in the center of Section 12, Township 34 South, Range 71/2 East of the Willamette Meridian, Klamath County, Oregon, thence North 14.20 chains to the center of Crooked Creek; thence following down the center line of said stream in a Southeasterly direction to a point approximately in the center of the SW1/4NE1/4; thence East 2.00 chains to the center of the Dalles California Highway; thence in a Southeasterly direction 2.00 chains along the center line of said highway; thence West 4.50 chains to the center of Crooked Creek; thence in a Southerly direction following center line of said stream to a point on the East and West quarter line of said Section 12, thence West 6.25 chains to the point of beginning.