

WJC - 6266 2 PS

03 SEP 23 #11:48

Grantor: ROSALIE MARY LARSON MC CLEARY  
849 14th St.  
Astoria, OR 97103

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Grantee: SUE ELENE WINTER  
1804 Laurel  
Klamath Falls, OR 97601

State of Oregon, County of Klamath  
Recorded 09/29/03 11:48 m  
Vol M03 Pg 72253-55  
Linda Smith, County Clerk  
Fee \$ 3.00 # of Pgs 3

AFTER RECORDING RETURN TO:

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That Rosalie Mary Larson McCleary, herein called grantor, for the consideration herein stated, does hereby grant, bargain, sell and convey unto SUE ELENE WINTER herein 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 anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to wit:

Lot 44, Block 19, TRACT 1113, OREGON SHORES UNIT 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.  
Key #244355 Map #3507-018DC-01200

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.

To Have and to Hold the same unto the said 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 the whole / part of the consideration.

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

In Witness Whereof, the grantor has executed this instrument this 15<sup>th</sup> day of September, 2003; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

Tax statements shall be mailed to: Sue Elene Winter  
1804 Laurel  
Klamath Falls, OR 97601

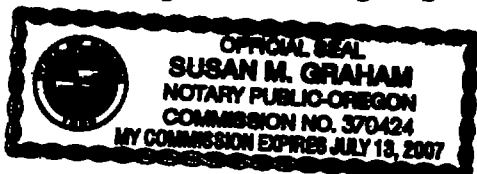
X Rosalie Mary Larson McCleary  
ROSALIE MARY LARSON MC CLEARY

STATE OF Oregon  
COUNTY OF Clatsop

SS. \_\_\_\_\_

Personally appeared the above named Rosalie Mary Larson McCleary

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:  
Susan M. Graham  
Notary Public for Oregon  
My commission expires July 13, 2007

3.0

**AFFIDAVIT OF HEIRSHIP,  
INHERITANCE AND OWNERSHIP**

STATE OF OREGON )  
 ) ss.  
County of Clatsop )

1. That the following are all the heirs at law of **MABEL G. FOX**, deceased and have their residence and domicile at:

<u>NAME</u>	<u>ADDRESS</u>
ROSALIE MARY LARSON MC CLEARY	849 14th St. Astoria, OR 97103
ALEXANDER FRANK FOX #58629065	Federal Prison Camp - La Tuna PO Box 8000 Anthony, NM 88021
NANCY CAROL COMBES	33866 Ponderosa Way Paynes Creek, CA 96075-0304
JANE CHRISTINA FOX	PO Box 410 Lewiston, CA 96052

2. That **MABEL G. FOX** died May 26, 1982; that at the time of her death, the domicile of the decedent was Los Molinos, California.

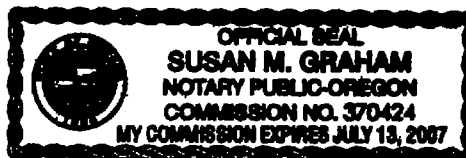
4. That there are no debts or encumbrances remaining unpaid which are or may become a lien on said property, all claims against the estate have been paid, and federal estate taxes have been paid and all inheritance taxes have been paid.

72255

5. That this affidavit is made for the purpose of inducing Chicago Title Insurance Company of Oregon and AmeriTitle 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 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.

Rosalie Mary Larson McCleary 9/15/03  
ROSALIE MARY LARSON MC CLEARY Dated

STATE OF OREGON )  
 ) ss.  
COUNTY OF Clatsop )



BE IT REMEMBERED, That on this 15<sup>th</sup> day of September, 2003, before me, the undersigned, a Notary Public in the State of Oregon personally appeared the within named Rosalie Mary Larson McCleary

known to me or proved to me on the basis of satisfactory evidence, to be the identical individual described in and who executed the within instrument and acknowledged to me that She 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.

Susan M. Graham  
Notary Public, State of Oregon  
My commission expires: July 13, 2007