

MTT-1396-6085

Vol M04 Page 45902

State of Oregon, County of Klamath
Recorded 07/14/2004 11:03 Am
Vol M04 Pg 45902-04
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

GRANTOR'S NAME AND ADDRESS:	:	STATE OF OREGON,
Myrna L. DeFrates	:	
_____	:	
_____	:	
GRANTEE'S NAME AND ADDRESS:	:	
Richard Silveus	:	
19560 Sprague River Road	:	
Chiloquin, OR 97624	:	
AFTER RECORDING RETURN TO:	:	
_____	:	
_____	:	
_____	:	
SEND TAX STATEMENTS TO:	:	
Richard Silveus	:	
19560 Sprague River Road	:	
Chiloquin, OR 97624	:	

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **MYRNA L. DEFRATES**, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **RICHARD SILVEUS**, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property together 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:

Parcel 1:
Lots G and H, of NORTH BLY, and vacated Lots A, B, E and F of NORTH BLY according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH that portion of GARDEN AVENUE adjoining said Lots and vacated by vacation order in Commissioner's Journal 21 at Page 158 on January 16, 1952.

Parcel 2:
Lot C of NORTH BLY, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO all easements, reservations, restrictions and rights of way of record or apparent in the ground.

TAX ACCOUNT NO.: 3614-034DC-00300-000; Key No.: 365296
 3614-034DC-00100-000; Key No.: 365241
 3614-034DB-02000-000; Key No.: 365223
 3614-034DB-01900-000; Key No.: 365214

AMERITITLE has recorded this instrument by request as an accomodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

3/00 m

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 cancellation of debt.

In construing this deed and where the context so requires, the singular includes the plural.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. 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 EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

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.

In Witness Whereof, the grantor has executed this instrument this 24 day of May, 2004.

Myrna L. DeFrates
Myrna L. DeFrates

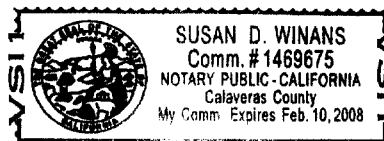
STATE OF CALIFORNIA)
County of Calaveras) ss.

On May 24, 2004, before me Susan Winans, personally appeared Myrna L. DeFrates personally known to me OR proved to me on the basis of satisfactory evidence to be the person(s) whose names is/are subscribed to the within instrument and acknowledged to me that he/she/they executed same in his/her/their authorized capacity, and that by his/her/their signature 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.

(This area for official notarial seal.)

Signature Susan Winans



AFFIDAVIT OF HEIRSHIP

The undersigned **Myrna L. DeFrates**, being over the age of 18 years and being first duly sworn, depose and say:

1. Robert W. DeFrates, also known as Robert Willis DeFrates, died March 4, 2004, in Lakeview, Lake County, Oregon. At the time of his death, Robert W. DeFrates, was a resident of the State of Oregon and his domicile was at 61049 Highway 140 East, Bly, Klamath County, Oregon 97622.

2. I am the sole heir at law of Robert W. DeFrates because I am his surviving spouse and all the surviving issue of Robert W. DeFrates are also my issue, which issue consists of four (4) adult children being our sons, Robert W.E. DeFrates, II, Raymund W.E. DeFrates, Rockne W. DeFrates, and our daughter, Michele L. Shaw.

3. Robert W. DeFrates died intestate in that he had no Will at the time of his death. Robert W. DeFrates had no deceased children or children of any deceased children at the time of his death.

4. At the time of his death, Robert W. DeFrates, owned an interest in real property more specifically described as follows:

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TOGETHER WITH that portion of GARDEN AVENUE adjoining said Lots and vacated by vacation order in Commissioner's Journal 21 at Page 158 on January 16, 1952.

Parcel 2:

Lot C of NORTH BLY, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

5. I make this Affidavit for purposes of establishing the basis for the undersigned Affiant conveying the real property described herein to **Richard Silveus** by deed of even dated herewith.

6. Further, your Affiant says naught.

Myrna L. DeFrates
Myrna L. DeFrates, Affiant

5/24/04
Date

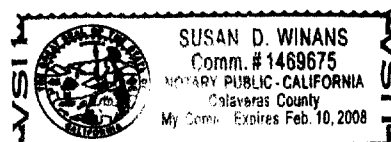
STATE OF CALIFORNIA, County of Calaveras) ss.

On May 24, 2004, before me Susan Winans, personally appeared **Myrna L. DeFrates** personally known to me **OR** proved to me on the basis of satisfactory evidence to be the person(s) whose names is/are subscribed to the within instrument and acknowledged to me that he/she/they executed same in his/her/their authorized capacity, and that by his/her/their signature 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.

(This area for official notarial seal.)

Signature Susan Winans



AFFIDAVIT OF HEIRSHIP