

After recording, return to:
SCOTT C. SCHULTZ
Attorney at Law
969 Willagillespie Road
Eugene, OR 97401

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State of Oregon, County of Klamath
Recorded 06/16/05 9:53a m
Vol M05 Pg 45227-32
Linda Smith, County Clerk
Fee \$ 46⁰⁰ # of Pgs 6

WARRANTY DEED

CAROLE WALKER, SIMON R. WALKER, LEO STEINMETZ, NADINE STEINMENTZ and ARLENE KIELTY, "Grantors", hereby convey and warrant an undivided one half (1/2) interest to JOHN L. STEINMETZ and NADINE E. STEINMETZ, Trustees, or their successors in trust, under the STEINMETZ LIVING TRUST, dated August 17, 1995, and any amendments thereto, and an undivided one half (1/2) interest to ARLENE KIELTY, "Grantees", the following real property, free of encumbrances except for matters of public record:

Lot 15 in Block 3 of Leisure Woods, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO THE ATTACHED HEIRSHIP AFFIDAVIT

THE LIABILITY AND OBLIGATIONS OF THE GRANTORS TO GRANTEEES AND GRANTEEES' HEIRS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTORS UNDER A STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTORS OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

THE TRUE CONSIDERATION FOR THIS CONVEYANCE IS \$-0-.

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.

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 LIMITS 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.

Dated this 13th day of October, 2004.

Carole Walker
CAROLE WALKER

Simon R. Walker
SIMON R. WALKER

Leo Steinmetz
LEO STEINMETZ

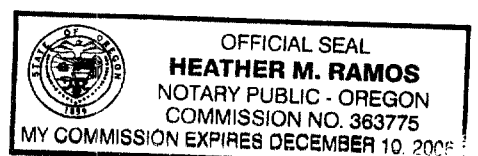
Nadine Steinmentz
NADINE STEINMENTZ

Arlene Kielty
ARLENE KIELTY

State of Oregon)
) ss.
County of Lane)

This instrument was acknowledged before me on the 13th day of October, 2004, by CAROLE WALKER, SIMON R. WALKER, LEO STEINMETZ, NADINE STEINMENTZ and ARLENE KIELTY.

Heather Ramos
Notary Public for Oregon



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Prepared by:

Schultz & Associates
969 Willagillespie Rd.
Eugene, Oregon 97401

If recorded, return to:

Schultz & Associates
969 Willagillespie Rd.
Eugene, Oregon 97401

-----above this line for official use only-----

HEIRSHIP AFFIDAVIT(Heirship of Stan Kielty Deceased)

STATE OF OREGON)

COUNTY OF LANE)

BEFORE ME, the undersigned authority, on this day personally appeared Arlene D. Kielty, ("AFFIANT") who is personally known to me (or, if not being personally known to me, did confirm his/her identity presenting ODL#872476 as identification (i.e. drivers license #), and appearing to be fully competent and of sufficient age, upon being duly sworn, stated upon Affiant's oath the following:

1. My name is Arlene D. Kielty (insert name of affiant), and I live at 3970 Dove Ln., Eugene, OR 97402 (insert address of affiant's residence). I am personally familiar with the family and marital history of Stan Kielty ("Decedent") (insert name of decedent), and I have personal knowledge of the facts stated in this affidavit.
2. I knew decedent from 1956 (insert date) until May 31, 1997 (insert date). I was personally well acquainted with the named decedent during his/her lifetime.
3. The Decedent died on May 31, 1997 (insert date of death) at the following place of death: Elmira (City), Lane (County), Oregon (State) (insert place of death). At the time of decedent's death, decedent's residence address was 25054 Oak Lane (Street), Elmira (City), Oregon, 97437 (Zip). (insert address of decedent's residence).
4. I was well acquainted with the family and near relatives of the said decedent, and with all those who would under the laws of the State of Oregon, be his/her heirs. The following statements and the information contained herein, including my answers to named questions below, are based upon my personal knowledge and are true and correct.

QUESTION 1 - Did the decedent leave a will? ANSWER: YES/NO

QUESTION 2 - If the decedent left a will, has the will been admitted to probate?

ANSWER: YES/NO/NA. If YES, at what place, and when?

ANSWER: _____ COUNTY, Oregon, _____ CAUSE NUMBER
_____ DATE

QUESTION 3 - If the decedent left no will, has an administrator or personal representative been appointed for the estate of said deceased? ANSWER: YES/NO

QUESTION 4 - If an administrator or personal administrator has been appointed, give the County in which the proceedings are pending, and the name and address of the administrator or personal representative.

ANSWER:

| COUNTY | NAME | ADDRESS |
|---------------------|------|---------|
| N/A CAUSE NUMBER | | |

QUESTION 5 - Give the name and address of the surviving widow or widower of decedent.

ANSWER:

| NAME | ADDRESS | If not now living, state date of death: |
|------------------|------------------------------------|---|
| Arlene D. Kielty | 3970 Dove Lane Eugene, OR 97402 | |

QUESTION 6 - If the decedent was married more than once, give the name(s) of the former husband or wife, and state whether said former spouse is dead or divorced.

ANSWER:

| NAME | STATUS (Dead or Divorced) |
|------|---------------------------|
| N/A | |

QUESTION 7 - Give the names and places of residence of all the surviving children of deceased, together with the other information called for:

ANSWER: (Give names of surviving children only)

| NAME OF CHILD | ADDRESS | DATE OF BIRTH | IF NOT LIVING DATE OF DEATH | HUSBAND OR WIFE NAME |
|--------------------|---------|---------------|--------------------------------|-------------------------|
| Valerie M. Keinath | | 06/23/60 | | David Keinath |
| Daniel M. Kielty | | 03/19/64 | | Fran Kielty |
| | | | | |
| | | | | |

QUESTION 8 - Give the name and address of any deceased children of the decedent, together with the other information called for:

ANSWER:

| NAME OF CHILD N/A | DATE OF BIRTH | DATE OF DEATH | SURVIVING HUSBAND OR WIFE NAME | DATE OF DEATH OF SPOUSE, IF APPLICABLE |
|----------------------|------------------|------------------|--------------------------------------|---|
| | | | | |
| | | | | |
| | | | | |

QUESTION 9 - Give the names and addresses of the children of any deceased son or daughter of the decedent:

ANSWER:

| NAME OF CHILD N/A | ADDRESS OF IF NOT LIVING DATE OF DEATH | DATE OF BIRTH | NAME OF FATHER OR MOTHER |
|----------------------|--|------------------|-----------------------------|
| | | | |
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QUESTION 10 - Did the decedent have any adopted children, or step-children taken into his home?

ANSWER: YES/NO. If yes, provide their names, ages and addresses below:

| NAME | ADDRESS | AGE |
|------|---------|-----|
| N/A | | |
| | | |
| | | |

QUESTION 11 - Did the decedent have any unpaid debts? **ANSWER:** YES/NO.

If yes, provide as nearly as possible the amount of the debt and creditor and whether such debt has since been paid

ANSWER:

| CREDITOR | AMOUNT OF DEBT | HAS DEBT NOW BEEN PAID |
|----------|----------------|------------------------|
| N/A | | |
| | | |
| | | |
| | | |
| | | |
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| | | |
| | | |

QUESTION 12 - If the decedent left no children, then give below the names and addresses (together with other information called for), or his or her surviving father, mother, brothers, sisters:

ANSWER:

| NAME | RELATIONSHIP | AGE | ADDRESS OR DATE OF DEATH |
|------|--------------|-----|--------------------------|
| N/A | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

QUESTION 13 - If the decedent left no children, spouse, mother, father, brother or sister, state all other known relatives:

ANSWER:

| NAME | RELATIONSHIP | AGE | ADDRESS |
|------|--------------|-----|---------|
| N/A | | | |
| | | | |
| | | | |
| | | | |
| | | | |

QUESTION 14: Did the decedent own any real estate in this State:

ANSWER: YES/NO

If yes, list

Address or short description : 25054 Oak Lane, Elmira, OR 97437

County: Lane

Address or short description : Lot 15 in Block 3 of Leisure Woods

County: Klamath

Address or short description : _____

County: _____

Address or short description : _____

County: _____

Address or short description : _____

County: _____

QUESTION 15: What is your relationship to the deceased?

ANSWER: Spouse

DATED THIS THE 30th DAY OF December, 2004.


Signature of Affiant

SWORN TO AND SUBSCRIBED before me this the 30th day of December, ²⁰⁰⁴~~2000~~.




NOTARY PUBLIC

My Commission Expires: 12/10/08