

NN

MT-69737M

ROYCE G. SHAFFER

First Party's Name and Address
WALT AND DONNA MODEN

Second Party's Name and Address

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

WALT AND DONNA MODEN
4747-A S. 6th St.
Klamath Falls, OR 97603

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

WALT AND DONNA MODEN
4747-A S. 6th St.
Klamath Falls, OR 97603

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State of Oregon, County of Klamath
Recorded 06/22/05 10:59a m
Vol M05 Pg 46795-96
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

AFFIANT'S DEED

THIS INDENTURE dated JUNE 20, 2005 by and between
ROYCE G. SHAFFER, MARK R. SHAFFER, BRENDA GRIMES, NANCY BALL AND JUDY WAGNER
the affiant named in the duly filed affidavit concerning the small estate of KATHLEEN SHAFFER
and WALT MODEN AND DONNA MODEN, AS TENANTS BY THE ENTIRETY, deceased, hereinafter called the first party,
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 7 and 8, Block 7 of ST. FRANCIS PARK, according to the official
plat thereof on file in the office of the County Clerk of Klamath County,
Oregon

(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 \$ 60,000.00. 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 [®], 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.

See attached
signature page

Affiant

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on _____) ss.

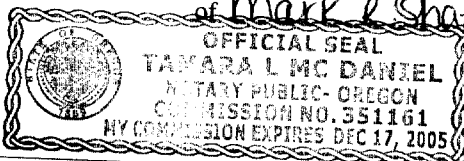
by _____,

This instrument was acknowledged before me on June 20, 2005

by Royce G. Shaffer, individually and

as attorney in fact for

of Mark R. Shaffer, Brenda Grimes, Nancy Ball & Judy Wagner.



Notary Public for Oregon

My commission expires 12/17/05

SIGNATURE/NOTARY PAGE FOR AFFIANT'S DEED

Royce G. Shaffer
ROYCE G. SHAFFER, HEIR

Mark R. Shaffer
MARK R. SHAFFER, HEIR

Royce G. Shaffer
BY: ROYCE G. SHAFFER, ATTORNEY IN FACT

Brenda Grimes
BRENDA GRIMES, HEIR

Royce G. Shaffer
BY: ROYCE G. SHAFFER, ATTORNEY IN FACT

Nancy Ball
NANCY BALL, HEIR

Royce G. Shaffer
BY: ROYCE G. SHAFFER, ATTORNEY IN FACT

Judy Wagner
JUDY WAGNER, HEIR

Royce G. Shaffer
BY: ROYCE G. SHAFFER, ATTORNEY IN FACT

Date: 6-20-05