

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



MTC 75858 - TM

Estate of Betty Lou Summers

First Party's Name and Address

Von Ferman Summers and
Judith Rae Lawrence

Second Party's Name and Address

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

Von Ferman Summers
10408 Snowdon Flat Court
Las Vegas, NV 89129

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

Von Ferman Summers
10408 Snowdon Flat Court
Las Vegas, NV 89129

M06-15257

Klamath County, Oregon

07/28/2006 03:20:31 PM

Pages 6 Fee: \$46.00

SPAI

REC

AFFIANT'S DEED

THIS INDENTURE dated July 11, 2006

Von Ferman Summers and Judith Rae Lawrence

, by and between

the affiant named in the duly filed affidavit concerning the small estate of Betty Lou Summers

and Von Ferman Summers and Judith Rae Lawrence, as tenants in common

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 property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 19, Block 301, DARROW ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Tax Account No: 3809-033DA-09600-000 Key No: 615310

(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 \$ 1.00. 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.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Von Ferman Summers

Judith Rae Lawrence

Affiant

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on

by

This instrument was acknowledged before me on July 28, 2006

by

Von Ferman Summers and Judith Rae Lawrence

as

Affiants

of

The small estate of Betty Lou Summers



Notary Public for Oregon

My commission expires

Nov 18, 2007

46.00

ES

NO PART OF ANY STEVEN NISS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

**Estate of Betty Lou Summers**

STATE OF OREGON,

County of _____ } ss.

First Party's Name and Address
**Von Ferman Summers and
 Judith Rae Lawrence**

Second Party's Name and Address

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

**Von Ferman Summers
 10408 Snowden Flat Court
 Las Vegas, NV 89129**

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

**Von Ferman Summers
 10408 Snowden Flat Court
 Las Vegas, NV 89129**

SPACE RESERVED
 FOR
 RECORDER'S USE

I certify that the within instrument was
 received for recording on _____
 at _____ o'clock _____ M., and recorded in
 book/reel/volume No. _____ on page _____
 and/or as fee/file/instrument/microfilm/reception
 No. _____, Records of this County.

Witness my hand and seal of County affixed.

NAME TITLE

By _____, Deputy.

AFFIANT'S DEEDTHIS INDENTURE dated **July 11, 2006****Von Ferman Summers and Judith Rae Lawrence**

by and between

the affiant named in the duly filed affidavit concerning the small estate of **Betty Lou Summers**

and **Von Ferman Summers and Judith Rae Lawrence**, 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:

**Lot 19, Block 301, DARROW ADDITION to the City of Klamath Falls,
 according to the official plat thereof on file in the office of
 the County Clerk of Klamath County, Oregon**

Tax Account No: 3809-033DA-09600-000 Key No: 615310

(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 \$ **1.00**. However, the
 actual consideration consists of or includes other property or value given or promised which is ☐ part of the whole (indicate
 which) consideration. (The sentence between the symbols ¹, 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.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT THE PERSON TRANSFER-
 RING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY,
 UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS
 INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS
 INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULA-
 TIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
 ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROP-
 RIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED
 USES, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOR-
 EST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE
 RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER CHAPTER 1,
 OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Von Ferman Summers
Von Ferman Summers

Judith Rae Lawrence

Affiant

STATE OF OREGON, County of _____

This instrument was acknowledged before me on _____) ss.

by _____

This instrument was acknowledged before me on _____

by **Von Ferman Summers and Judith Rae Lawrence**as **Affiants**of **The small estate of Betty Lou Summers**

Notary Public for Oregon

My commission expires _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

Santa Cruz

} ss.

On

7/26/00

Date

before me

Rose Arellano, Notary Public

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared

Von Ferman Summers

Name(s) of Signer(s)

☐ personally known to me

☒ 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.

Rose Arellano
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____

Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

☐ Individual

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Attorney-in-Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

AFFIDAVIT OF HEIRSHIP

STATE OF OREGON)

COUNTY OF Klamath)

1. /s/ We, Judith Rae Lawrence and Von Ferman Summers we are being duly sworn, do depose and say that As the Children of Betty Lou Summers, who died at Klamath Falls, Oregon, on December 2, 2005, 19 19 19 19; and who at the time of death was survived by None (if no surviving spouse, enter "NONE"):

2. Said Betty Lou Summers left the following children or lineal descendants surviving him/her:

Name	Relationship	Age
Von Ferman Summers	Son	
Judith Rae Lawrence	Daughter	

3. There are no other children or children of deceased children surviving the decedent, except:

4. That all the children listed in #2 and #3 are/are not children of the surviving spouse; (if no surviving spouse, put "DNA");

DNA

5. That said decedent did not leave a will providing for the disposition of his/her estate;

6. That all debts, expenses of last illness and funeral expenses, and taxes due the State of Oregon and the United States have been paid in full and there are no unpaid claims against said decedent or his/her estate;

7. That no probate of the decedent's estate has been commenced in any state;

8. That I make this affidavit to induce Chicago Insurance Company to issue its title insurance policy insuring the purchasers of the following described property, which was owned by said Betty Lou Summers at the time of death, without probate of the estate, and I hereby agree to indemnify and hold harmless the said Ticor Title Insurance Company from any loss or damage it may sustain by reason of issuing its said title insurance policy without probate of said estate;

9. The real property herein referred to is described as follows: (attach exhibit)

Von Ferman Summers

STATE OF OREGON

COUNTY OF _____

Subscribed and sworn to before me this _____ day of _____, 19 _____

By _____

Before me:

Notary Public for Oregon

My Commission Expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

Santa Cruz

} ss.

On

7/10/06

before me

Rose Arellano, Notary Public

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

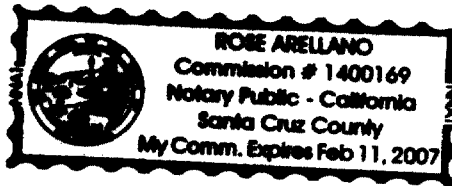
personally appeared

Von Ferman Summers

Names(s) of Signer(s)

☐ personally known to me

☒ 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.

Rose Arellano
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____

Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- ☐ Individual
- ☐ Corporate Officer — Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

AFFIDAVIT OF HEIRSHIP

STATE OF OREGON)

COUNTY OF Klamath)

1. We, Judith Rae Lawrence and Von Ferman Summers we are
Children of Betty Lou Summers being duly sworn, do depose and say that At the
Oregon, on December 2, 2005, 19 /// ; and who at the time of death was survived by
None (if no surviving spouse, enter "NONE"):

2. Said Betty Lou Summers left the following children or lineal descendants surviving
him/her:

Name	Relationship	Age
Von Ferman Summers	Son	
Judith Rae Lawrence	Daughter	

3. There are no other children or children of deceased children surviving the decedent, except:

4. That all the children listed in #2 and #3 are/are not children of the surviving spouse; (if no surviving spouse, put "DNA");
None

5. That said decedent did not leave a will providing for the disposition of his/her estate;
DNA

6. That all debts, expenses of last illness and funeral expenses, and taxes due the State of Oregon and the United States have been paid in full and there are no unpaid claims against said decedent or his/her estate;

7. That no probate of the decedent's estate has been commenced in any state;

8. That I make this affidavit to induce Chicago Insurance Company to issue its title insurance policy insuring the purchasers of the following described property, which was owned by said Betty Lou Summers at the time of death, without probate of the estate, and I hereby agree to indemnify and hold harmless the said Ticor Title Insurance Company from any loss or damage it may sustain by reason of issuing its said title insurance policy without probate of said estate;

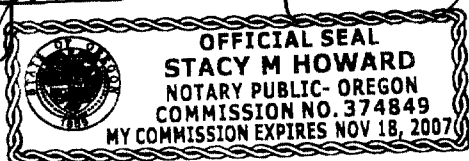
9. The real property herein referred to is described as follows: (attach exhibit)

STATE OF OREGON

COUNTY OF Klamath

Subscribed and sworn to before me this 28 day of July 19 2006

By Judith Rae Lawrence



Before me:

Stacy M Howard

Notary Public for Oregon

My Commission Expires: Nov 18, 2007