

MT76892DS

JAMES COLLINS

37465 Modoc Point Road

Chiloquin, OR 97624

Grantor's Name and Address

JAMES COLLINS

37465 Modoc Point Road

Chiloquin, OR 97624

Grantee's Name and Address

After recording return to:

JAMES COLLINS

37465 Modoc Point Road

Chiloquin, OR 97624

Until a change is requested all tax statements  
shall be sent to the following address:

JAMES COLLINS

37465 Modoc Point Road

Chiloquin, OR 97624

THIS SPA

2007-000567

Klamath County, Oregon



00012738200700005670050052

01/11/2007 03:29:26 PM

Fee: \$41.00

Escrow No. MT76892-DS

BSD=====

### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That JAMES COLLINS AND MERRIS COLLINS, AS TENANTS IN COMMON, ORMIE AHBOAH, MELANIE JACKSON, LISA BARRICK AND CAROL DERRY, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JAMES COLLINS and MERRIS COLLINS, as tenants in common, hereinafter 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 anyway appertaining, situated in the County of **KLAMATH**, State of Oregon, described as follows, to wit

**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 AND 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 ORS 197.352.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$0.00**.

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, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 9th day of JAN., 2007; if a corporate grantor, 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.

James H. Collins  
JAMES COLLINS

Merris Collins  
MERRIS COLLINS

Ormie Ahboah  
ORMIE AHBOAH

Melanie Jackson  
MELANIE JACKSON

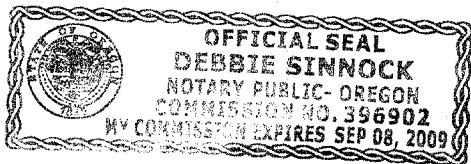
Lisa Layette Barrick  
LISA BARRICK

Carol R. Derry  
CAROL DERRY

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Jan. 9, 2007 by ~~JAMES COLLINS, MERRIS COLLINS,~~  
ORMIE AHBOAH, MELANIE JACKSON, LISA BARRICK and CAROL DERRY.

Debbie Sinnock  
(Notary Public for Oregon)



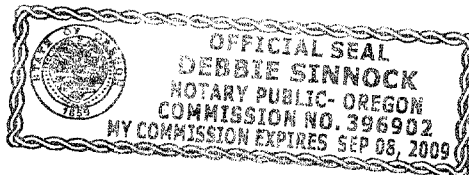
My commission expires 9-8-09

State of Oregon  
County of Klamath

This instrument was acknowledged before me on Jan. 4, 2007, by  
James Collins & Merris Collins.

Debbie Sinnock  
(Notary Public for Oregon)

My Commission expires 9/8/09



**AFFIDAVIT OF HEIRSHIP,  
INHERITANCE AND OWNERSHIP**

STATE OF OREGON            )  
  )  
County of KLAMATH        )

The undersigned, MERRIS COLLINS, ORMIE AHBOAH, MELANIE JACKSON, LISA BARRICK AND CAROL DERRY, over the age of 18 years, being first duly sworn, depose and say;

- 1) That the following are all the heirs at law of LOYETTE L. JACKSON, deceased and have their residence and domicile at:

<u>NAMES</u>	<u>ADDRESS</u>
MERRIS COLLINS	37465 MODOC POINT RD. CHILOQUIN, OR 97624
ORMIE AHBOAH	2057 NORTH EL DORADO AVE. KLAMATH FALLS, OR 97601
MELANIE JACKSON	2057 NORTH ELDDORADO AVE. KLAMATH FALLS, OR 97601
LISA BARRICK	2057 NORTH EL DORADO AVE. KLAMATH FALLS, OR 97601
CAROL DERRY	2057 NORTH EL DORADO AVE. KLAMATH FALLS, OR 97601

That the descendent has no deceased children or children of such children that are not affiants hereto.

- 2) That LOYETTE L. JACKSON died OCTOBER 19, 2000; that at the time of her death, the domicile of the descendent was 37465 MODOC POINT RD.  
CHILOQUIN, OR 97624.

- 3) That at the time of her death, LOYETTE L. JACKSON owned in fee simple title:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.

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

Merris Collins  
MERRIS COLLINS

Melanie Jackson  
MELANIE JACKSON

Carol R. Derry  
CAROL DERRY

Ormie Ahboah  
ORMIE AHBOAH

Lisa Loyette Barrick  
LISA BARRICK

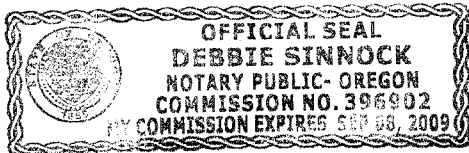
STATE OF OREGON       )  
                                      )  
COUNTY OF KLAMATH   )

BE IT REMEMBERED, That on this 9th day of JAN., 2007, before me, the undersigned, a Notary Public in the State of Oregon personally appeared the within named

Ormie Ahboah, Melanie Jackson, Lisa Loyette Barrick and Carol R. Derry

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



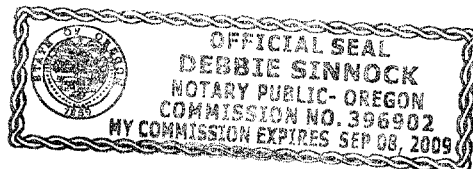
Debbie Sinnock  
Notary Public, State of Oregon  
My commission expires: 9-8-09

State of Oregon  
County of Klamath

This instrument was acknowledged before me on Jan. 4, 2007, by  
Merris Collins

Debbie Sinnock  
(Notary Public for Oregon)

My Commission expires 9/8/09



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The following described real property in Klamath County, Oregon:

Beginning at Northeast corner of Lot 16 of Section 6, Township 35 South, Range 7 East of the Willamette Meridian; thence South 330 feet; thence West 319.3 feet; thence North 330 feet; thence East 319.3 feet to the point of beginning.

ALSO

Beginning at a point 319.3 feet West of the Northeast corner of Lot 16, Section 6, Township 35 South, Range 7 East of the Willamette Meridian; thence South 165 feet; thence West 319.3 feet to East line of former Dalles-California Highway; thence North along East line of said highway 165 feet; thence East 319.3 feet to the point of beginning.

Account No.: 3507-006CA-04700-000  
Account No.: 3507-006CA-04800-000

Key No.: 227891  
Key No.: 227711