

Returned to County

After recording, return to:
Justin Throne, Esquire
280 Main Street
Klamath Falls OR 97601

Until Further Notice, send tax statements to:
Aubrey and Oletta Spears
5621 Holiday Road
Klamath Falls, OR 97601

2007-011417

Klamath County, Oregon



00025603200700114170030038

06/26/2007 10:44:02 AM

Fee: \$31.00

AFFIANT'S DEED

THIS INDENTURE made this 26 day of June, 2007 by and between OLETTA C. SPEARS, the affiant named in the duly filed affidavit concerning the small estate of RON JAMES SPEARS, deceased, Case No. 0602891 CV, hereinafter called the first party, AUBREY G. SPEARS and OLETTA C. SPEARS, husband and wife, hereinafter called the second party: witnesseth:

For value received and the consideration hereinafter stated, the receipt whereof hereby is acknowledged, 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, successor-in-interest and assigns all the estate, right and interest of the deceased at the time of decedent's death, and all the right, title and interest that the estate of the deceased by operation of the law or otherwise may have thereafter acquired in that certain real property situated in the County of Klamath, State of Oregon described as follows, to-wit:

KLAMATH RIVER ACRES, 4th Addition, Block 24, Lot 22,
R-3907-026DO-09300-000

Manufactured Home: 1980 Sanpe; VIN ORFL1A946382308
M-175180

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 is according to the terms of the small estate of Ron James Spears.

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.

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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.

STATE OF OREGON)
) ss.
County of Klamath)



The foregoing instrument was acknowledged before me this 26 day of June, 2007, by OLETTA C. SPEARS.



Notary Public for Oregon
My Commission expires:



Manufactured Structure Security Interest Change

Department of Consumer & Business Services

Building Codes Division

1535 Edgewater NW, Salem, OR

Mailing address: P.O. Box 14470, Salem, OR 97309-0404

(503) 373-1309 • Fax: (503) 378-2322 • TTY: (503) 373-1358

bcd.oregon.gov

HOME INFORMATION		
1. Home ID number 236608	2. X-plate number (if applicable) 175180	3. Home site address 18011 Hamaker Ln Klamath Falls, OR 97601
4. Manufacturer Sandpoint	5. Model	
OWNER INFORMATION		
6. Home owner(s) (list all) Ron James Spears		7. Owner mailing address (primary) 18011 Hamaker Ln Klamath Falls, OR 97601
SECURITY HOLDER INFORMATION		
8. Security interest holder (party authorizing change) Klamath River Acres of Oregon		9. Mailing address (as it currently appears on record) P O Box 52 Keno, OR 97627
10. Business ID (if applicable)		
UPDATE ADDRESS		
11. Update <input type="checkbox"/> Change of mailing address: (The security interest holder is changing the mailing address of record)		12. New mailing address
INTENDED ACTION		
12. Action <input type="checkbox"/> Add: The security interest holder identified above is a new security interest holder. NOTE: This change becomes effective when entered into the manufactured housing data system. <input type="checkbox"/> Assignment: The security interest holder is assigning its interest in this manufactured structure to the party listed below. (See ORS 446.571(5)) and cedes all right, title, and interest in the dwelling to the assignee and will no longer be listed as a security interest holder. The assignee maintains the date of perfection of the assignor. (ORS 446.616(2)(d)) <input checked="" type="checkbox"/> Release: The security interest holder is releasing all interest in the identified manufactured structure (ORS 446.616(1)). <input type="checkbox"/> Subordination: The security interest holder is subordinating its interest in this manufactured structure to the party listed below, which must be an existing security interest holder for this home. The subordinating party maintains its existing interest relative to all other secured parties.		
13. Name of person or business to whom this interest is assigned or subordinated		14. Mailing address
15. Business ID (if applicable)		
SIGNATURE		
16. Authorized signature (All changes must be authorized by the secured party identified in Box 8.) <div style="display: flex; justify-content: space-between;"> <div> Name of authorized signer (print) </div> <div> Authorized signature </div> <div> JUN 12, 2007 Date </div> </div>		



440-2948 (3/05/COM)

General Partner