

MTA 3910-91415

Scott Armstrong

THIS SPACE

2008-008792

Klamath County, Oregon



06/17/2008 03:17:24 PM

Fee: \$31.00

Grantor's Name and Address

Victor R. Borghesi
1105 SW Deschutes
Redmond, OR 97756

Grantee's Name and Address

After recording return to:

Victor R. Borghesi
1105 SW Deschutes
Redmond, OR 97756

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

Victor R. Borghesi
1105 SW Deschutes
Redmond, OR 97756

Escrow No. CT82804 Title # 0081526

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Scott Armstrong, heir of Margaret E. Keely, also known as Martha E. Keely, deceased**, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Victor Borghesi, as to an undivided 62.5% interest and Marcy Kimler, as to an undivided 37.50% interest, 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:

Lot 9 in Block 12 of STEWART ADDITION, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

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 to change vesting.

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 16th day of June, 2008; 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.

Heirs of Margaret E. Keely, also known as Martha E. Keely, deceased

Scott Armstrong
Scott Armstrong

State of Oregon
County of Klamath



This instrument was acknowledged before me on June 16, 2008 by Scott Armstrong, heir of Margaret E. Keely, slao known as Martha E. Keely, deceased.

Heather Sciorba
(Notary Public for Oregon)

My commission expires

FEB. 9, 2010

AMERITITLE has recorded this
Instrument by request as an accomodation only,
and has not examined it for regularity and sufficiency
or as to its effect upon the title to any real property
that may be described therein.

3/AMT



DECLARATION OF HEIRSHIP

I, Scott Armstrong, being duly sworn, depose and say, That I am the
SON (relationship to deceased) of Margaret E. Keely, also known as *
who died on or about August 3, 1997, ~~10~~///, at Klamath Falls (City),
Oregon (State). (Certified copy of the Death Certificate attached as Exhibit A if not already
recorded in county where property is located): *Martha E. Keely

That he/she died: Intestate (without a Will)

Or : Testate (with the final will-copy attached as Exhibit B)

That at the time of death, the deceased:

Was unmarried _____

Had a surviving spouse* named _____

Was the widow/widower of Vernon E. Keely

Who died on or about September 2, 1996

* A person shall be considered the surviving spouse of a decedent if:

- 1) The person was legally married to the decedent at the time of the decedents death.

That the following are all of the heirs at law (See ORS 112.025 through 112.045 for definition of Heirs at Law) and devisees of the deceased:

Name	Present Age	Relationship	Child of Surviving Spouse Yes or No
<u>Scott Armstrong</u>	_____	<u>SON</u>	<u>yes</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

That except as set forth above, there were no children of the deceased who died prior to him/her who left children surviving; that no probate for the estate of the deceased has been begun in any jurisdiction; that all debts of the deceased have been paid in full; and that there are no medical, public assistance, funeral, tax (including federal estate tax or Oregon inheritance tax), long term care facility or other claims against the estate of the deceased.

HEIRSHIP

Declaration of Heirship - cont'd
Escrow No. CT82804

I hereby agree to indemnify and hold harmless AmeriTitle, Inc. for any loss suffered by it because of the absence of a probate for the estate of the deceased, or due to its reliance upon this declaration in connection with a title policy to be issued on the property described as follows: Legal Description

Lot 9 in Block 12 of STEWART ADDITION, accroding to the official plat thereof
on file in the office of the County Clerk, Klamath County, Oregon

Dated: 6-16-08

Scott Armstrong
(Signature)

State of OREGON
County of KLAMATH

This instrument was acknowledged before me on June 16, 2008, by
Scott Armstrong, heir to Margaret E. Keely, also known as Martha E. Keely.

Heather Sciurba
(Notary Public)

My Commission Expires Feb. 9, 2010

