2009-010667 Klamath County, Oregon





After recording return to: Eli and Sierra DeVoss 1509 Wilford Avenue Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:
Eli and Sierra DeVoss
1509 Wilford Avenu
Klamath Falls, OR 97601

File No.: 7021-1438114 (DMC)

Date: July 14, 2009

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	<u></u>	08/07/2009 03:00:33 PM	Fee: \$56.00	
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AFFIANT'S DEED

THIS SDACE D

THIS INDENTURE made this Fourteenth day of July, 2009 by and between Roy Wayne Wilbanks, Affiant/Son, Patricia Ann Millspaugh, Daughter, Athena Faye Spanoyannis, Granddaughter the duly appointed, qualified and acting affiant and heirs of the estate of Roy Buford Wilbanks, deceased, hereinafter called the first party and Eli DeVoss and Sierra DeVoss, as tenants by the entirety, 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:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 \$85,000.00.

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.

APN: R302899

- continued

Personal Representative's Deed File No.: 7021-1438114 (DMC) Date: July 14, 2009

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INOUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF 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, OF CHAPTER 424, OREGON LAWS 2007.

Dated this $\frac{27^m}{100}$ day of $\frac{3}{100}$	uly	, 20 <u>09</u> .
Roy Wayne Wilbanks, Affia	ent and Son	Patricia Ann Millspaugh, Daughter/Hei
Athena Faye Spanoyannis, Granddaughter/Heir		California all-Purpose acknow lodgement attached Janice & Russ, Notary 7/27/
STATE OF California))ss.	Janice & Russ, Notary 7/27/
County of)	
This instrument was acknowled by Roy Wayne Wilbanks .	edged before me on t	nis day of, 20
		Public for

CALIFORNIA ALL-PURPOSE ACKNOWLEDGM State of California county of San Bernardino 427, 2009 before me, Janice Li Ross an Notary Rublic personally appeared _ who 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(les), 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. JANICE L. ROSS Commission # 1718029 Notary Public - California I certify under PENALTY OF PERJURY under the laws San Bernardino County of the State of California that the foregoing paragraph is My Comm. Expires Feb 16, 2011 true and correct. WITNESS my hand and official sea Signature Place Notary Seal Above **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** File 7021-1438/14 (Ome) Title or Type of Document: AFFI ATTS Number of Pages: 4 Document Date UK Signer(s) Other Than Named Above: Capacity(ies) Claimed by Signer(s) Signer's Name: Signer's Name: Individual ☐ Individual Corporate Officer — Title(s): ☐ Corporate Officer — Title(s): _ ☐ Partner — I Limited ☐ General ☐ Partner — ☐ imited ☐ General □ Attorney in Fact □ Attorney in Fact ∐Trustee Trustee ☐ Guardian or Conservator ☐ Guardian or Conservator

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Other:

Signer Is Representing:

□ Other:

Signer Is Representing:

File No.: **7021-1438114 (DMC)**Date: **July 14, 2009**

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, OF 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, OF CHAPTER 424, OREGON LAWS 2007.

Dated this <u>a7</u> day of <u>JU</u>	LY	, 20 <u>0 4</u> .	
Roy Wayne Wilbanks, Affiant	and Son	Patricia Ann Mills	millspacegh paugh, Daughter/Hehr
		California	all-Purpose
Athena Faye Spanoyannis, Granddaughter/Heir		adknowled Janua,	all-Purpose- germent attacked Ross, Notary 1/27/09
STATE OF California))ss.		
County of)		
This instrument was acknowledge by Roy Wayne Wilbanks .	ed before me on thi	s day of	, 20
	Notary	Public for	
	•	mission expires:	

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California)	
County of San Bernardino	}	
on July 14, 2009 before me, Jan	Here Insert Name and Title of the Officer Ann Mills paugh	y Public.
personally appeared	H N Name(s) of Signer(s)	
JANICE L. ROSS Commission # 1718029 Notary Public - California San Bernardino County My Comm. Expires Feb 16, 2011	who proved to me on the basis of satisfate be the person(s) whose name(s) is/are within instrument and acknowledge he/she/they executed the same in his/he capacity(has), and that by his/her/their s instrument the person(s), or the entity which the person(s) acted, executed the I certify under PENALTY OF PERJUR of the State of California that the foregittue and correct.	subscribed to the ed to me that er/their authorized ignature(s) on the y upon behalf of e instrument. Y under the laws
	WITNESS my hand and official seal.)
Place Notary Seal Above	Signature Signature of Notary Pu	blic
Though the information below is not required by law,	TIONAL the state of the state o	cument
Description of Attached Document		
Title or Type of Document: Affigure 's Du	20d File#7021-1438114	(one)
Document Date: <u>July 14</u> , 2009	Number of Pages: 4	- <i>)</i>
Signer(s) Other Than Named Above:		
Capacity(ies) Claimed by Signer(s) Signer's Name africa Cum Pullspa Individual Corporate Officer — Title(s):	المعارض المع	
Partner — Limited General Attorney in Fact Trustee Guardian or Conservator Other: Signer Is Representing	□ Partner — □ Limited □ General □ Attorney in Fact	RIGHT THUMBPRINT OF SIGNER Top of thumb here
		- 🔪

APN: R302899

Personal Representative's Deed

File No.: **7021-1438114 (DMC)** Date: **July 14, 2009**

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, OF 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, OF CHAPTER 424, OREGON LAWS 2007.

Dated this day of	, 20
Roy Wayne Wilbanks, Affiant and Son	Patricia Ann Millspaugh, Daughter/Hei
Athena Faye Spanogannis Athena Faye Spanoyannis Granddaughter/Heir	
STATE OF California))ss.	
County of	
This instrument was acknowledged before me on by Roy Wayne Wilbanks .	this day of, 20
/	ry Public for commission expires:

APN: R302899		Personal	Representative's Deed - continued	File No.: 7021-1438114 (DMC) Date: July 14, 2009
STATE OF	California))ss.		
County of)		
	ent was acknowledged b Ann Millspaugh .	efore r	ne on this day of	, 20
			Notary Public for My commission expires:	
STATE OF	Virginia))ss.		
County of	Fairpax)		
This instrume	ent was acknowledged base Spanoyannis.	efore i	me on this <u>27</u> day of <u>J</u>	Tuly , 20 <u>09</u>
MY COI	SONIA ZUBIETA NOTARY PUBLIC OMMONWEALTH OF VIRGINIA MMISSION EXPIRES AUG. 31, 201: COMMISSION # 7209620	2	Notary Public for Virginian My commission expires:	ia 3/31/12

APN: R302899

File No.: **7021-1438114 (DMC)**Date: **July 14, 2009**

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

LOT 10, BLOCK 13, FAIRVIEW ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, AND

BEGINNING AT THE SOUTHEAST CORNER OF LOT 10, BLOCK 13, FAIRVIEW ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, THENCE NORTH 50 FEET; THENCE EAST 44 FEET; THENCE SOUTH 50 FEET; THENCE WEST 44 FEET TO THE POINT OF BEGINNING.