

BE

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



Kimberly Ann Woods  
35160 S. CHILOQUIN RD.  
CHILOQUIN, OREGON 97624  
First Party's Name and Address

STATE OF OREGON,

1 cc

2010-004507

Klamath County, Oregon



00082675201000045070020027

SPACE RE:  
FOR  
RECORDED

04/13/2010 02:59:02 PM

Fee: \$42.00

Second Party's Name and Address

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

Kimberly Ann Woods  
P.O. Box 806  
CHILOQUIN, OR 97624

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

Kimberly A. Woods  
P.O. Box 806  
CHILOQUIN, OR 97624

## AFFIANT'S DEED

THIS INDENTURE dated April 13, 2010, by and between

Kimberly A. Woods  
the affiant named in the duly filed affidavit concerning the small estate of Fred Arnold Woods Jr. and  
Laverne M. Woods, deceased, hereinafter called the first party,  
and Kimberly A. Woods and Donald R. Dexter Jr.  
hereinafter called the second party; WITNESSETH: with rights of survivorship

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 ATTACHED EXHIBIT "A"

(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 \$ 0. 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 <sup>®</sup>, 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 ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Kimberly A. Woods

Affiant

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on April 13, 2010by Kimberly A. Woods

This instrument was acknowledged before me on

by

as

of



Notary Public for Oregon

My commission expires

Nov 29, 2012

72151

12-01-93P02:17 RCVD

BARGAIN AND SALE DEED

Vol. 93 Page 31951

**KNOW ALL MEN BY THESE PRESENTS**, That **BANKRUPTCY ESTATE OF RICHARD L. STARK**, DEBTOR, BY **BOYD C. YADEN, TRUSTEE**, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **FRED A. WOODS AND LAVERNE M. WOODS**, husband and wife, 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 anywise appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to-wit:

The S½ of Lot 2 of Section 17, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying Westerly of Agency Lake to Chiloquin Highway.

EXCEPTING THEREFROM THE FOLLOWING:

A tract of land situated in the South half of Government Lot 2, Section 17, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the point of intersection of the North line of the South half of said Government Lot 2 and the Northwestern right of way line of the Chiloquin-Agency Lake Highway, said point also being South 89°27'34" West 1263.22 feet and South 35°29'10" West 409.08 feet from the North quarter corner of said Section 17; thence South 35°29'10" West along said right of way line 203 feet; thence South 89°25'25" West 208 feet; thence North 7°30'34" East 170.82 feet to the North line of the said South half of said Government Lot 2, thence North 89°25'25" East 306.42 feet to the point of beginning, with bearings based on Winema Peninsula Unit No. 1, a duly recorded subdivision. Reference: Recorded Survey No. 1993.

Parcel 2 - Sprague River, lot 13914  
Block 5

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 72,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 29th day of November, 1993; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Boyd C. Yaden, Trustee  
BOYD C. YADEN, TRUSTEE

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on November 29, 1993.

by Boyd C. Yaden, Trustee

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_.

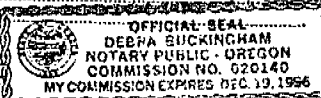
by \_\_\_\_\_

of \_\_\_\_\_

\_\_\_\_\_

Notary Public for Oregon

My commission expires 12-19-96



GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Fred A. Woods  
P.O. Box 461  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

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

Mr. & Mrs. Fred Woods  
P.O. Box 461  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 1st day of Dec, 1993, at 2:17 o'clock P.M., and recorded in book/reel/volume No. M93 on page 31951 or as fee/title/instrument/microfilm/reception No. 72151, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evalyn Biehn, County Clerk  
NAME TITLE

By Deanna M. Williams Deputy

Fee \$30.00