



THIS SPACE RESERVED FOR

2021-018096  
Klamath County, Oregon  
12/06/2021 01:50:01 PM  
Fee: \$132.00

Wooten & Wafer

Grantor's Name and Address

Clark

Grantee's Name and Address

After recording return to:

AmeriTitle, LLC

300 Klamath Ave.

Klamath Falls, OR 97601

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

Same as above

File No.

505926AM (ds)

### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

**Scott Wooten and Susan J. Wafer, as heirs of Clyde Wooten, deceased and as heirs of Gloria Wooten, deceased,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

**Christie Clark also shown as Christie Ann Clark and George D. Clark, also shown as George Daniel Clark,**

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 any way appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

**Lots 5 thru 10, inclusive and the Westerly 17 1/2 feet of Lot 4, Block 75, Bowne Addition to the City of Bonanza, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

The true consideration for this conveyance is to clear any interest of the Estates of Clyde Wooten and Gloria Wooten.

**This document is being signed in Counterpart.**

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

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.

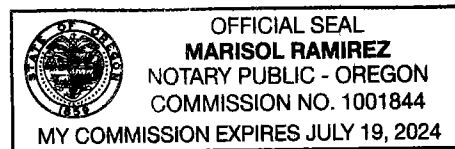
132

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

In Witness Whereof, the grantor has executed this instrument this 23 day of November, 2021; 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.

Scott Wooten  
Scott Wooten

Susan J. Wafer



State of OREGON } ss  
County of CLATSOP }

On this 23<sup>rd</sup> day of Nov, 2021, before me, Marisol Ramirez a Notary Public in and for said state, personally appeared Scott Wooten, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Marisol Ramirez  
Notary Public for the State of OREGON  
Residing at: Lebanon, OR  
Commission Expires: July 19, 2024

State of \_\_\_\_\_ } ss  
County of \_\_\_\_\_ }

On this \_\_\_\_\_ day of \_\_\_\_\_, 2021, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared Susan J. Wafer, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

In Witness Whereof, the grantor has executed this instrument this 23 day of November, 2021; 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.

\_\_\_\_\_  
Scott Wooten

X Susan J. Wafer  
Susan J. Wafer

State of \_\_\_\_\_ } ss  
County of \_\_\_\_\_ }

On this \_\_\_\_\_ day of \_\_\_\_\_, 2021, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared Scott Wooten, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

\_\_\_\_\_  
Notary Public for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

State of Oregon } ss  
County of Douglas }

On this 23 day of Nov., 2021, before me, Kylan Archer Highfill a Notary Public in and for said state, personally appeared Susan J. Wafer, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Kylan Archer Highfill  
\_\_\_\_\_  
Notary Public for the State of Oregon  
Residing at: Roseburg  
Commission Expires: 8-19-2025



AmeriTitle No. 505926 AM

### DECLARATION OF HEIRSHIP

I, Susan J. Wafer, being duly sworn, depose and say, That I am the daughter (relationship to deceased) of Clyde Wooten who died on or about MARCH 13, 2001, at Phoenix (City), AZ (State). (Certified copy of the Death Certificate attached as Exhibit A if not already recorded in county where property is located):

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 YES ☐ NO ☐

Had a surviving spouse\* named Lorine or N/A ☐

Was the widow/widower of \_\_\_\_\_ or N/A ☐

Who died on or about \_\_\_\_\_ or N/A ☐

\* A person shall be considered the surviving spouse of a decedent if the person was legally married to the decedent at the time of the decedent's 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:

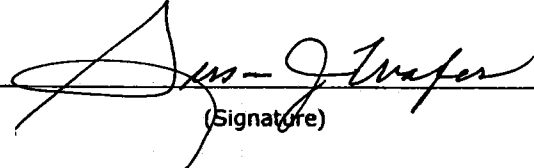
Name	Present Age	Relationship	Child of Surviving Spouse Yes or No
<u>Lorine</u>	<u>dec.</u>	<u>Surviving Spouse</u>	<u>No</u>
<u>Scott Wooten</u>	<u>77</u>	<u>son</u>	<u>NO</u>
<u>Susan J Wafer</u>	<u>73</u>	<u>daughter</u>	<u>NO</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

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.

I hereby agree to indemnify and hold harmless AmeriTitle, Inc. and its underwriter 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:

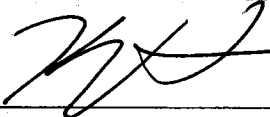
Lots 5 thru 10, inclusive and the Westerly 17 1/2 feet of Lot 4, Block 75,  
Bowne Addition to the City of Bonanza, according to the official plat thereof  
on file in the office of the County Clerk, Klamath County, Oregon.

Dated: 11/17/21

  
(Signature)

State of Oregon )  
County of Douglas )

This instrument was acknowledged before me on 11/17/2021, by  
Kylan Archer Highfill

  
(Notary Public)  
My Commission Expires 8/19/2025



AmeriTitle No. 505986 AM

### DECLARATION OF HEIRSHIP

I, Susan J. Wafer, being duly sworn, depose and say, That I am the daughter (relationship to deceased) of Gloria Wooten who died on or about May 21, 20<sup>th</sup> 93, at Roseburg (City), Or (State). (Certified copy of the Death Certificate attached as Exhibit A if not already recorded in county where property is located):

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 YES ☐ NO ☐

Had a surviving spouse\* named Clyde Wooten or N/A ☐

Was the widow/widower of \_\_\_\_\_ or N/A ☐

Who died on or about \_\_\_\_\_ or N/A ☐

\* A person shall be considered the surviving spouse of a decedent if the person was legally married to the decedent at the time of the decedent's 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>Clyde Wooten</u>	<u>dec</u>	<u>Surviving Spouse</u>	<u>No</u>
<u>Scott Wooten</u>	<u>77</u>	<u>Son</u>	<u>yes</u>
<u>Susan J Wafer</u>	<u>73</u>	<u>daughter</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.

I hereby agree to indemnify and hold harmless AmeriTitle, Inc. and its underwriter 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:

Lots 5 thru 10, inclusive and the Westerly 17 1/2 feet of Lot 4, Block 75,  
Bowne Addition to the City of Bonanza, according to the official plat thereof  
on file in the office of the County Clerk, Klamath County, Oregon.

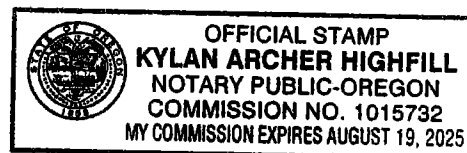
Dated: 11/17/21

*Austin J. [Signature]*  
(Signature)

State of Oregon  
County of Douglas

This Instrument was acknowledged before me on 11/17/2021, by  
Kylan Archer Highfill

*[Signature]*  
(Notary Public)  
My Commission Expires 8/19/2025



AmeriTitle No. 505926 AM

### DECLARATION OF HEIRSHIP

I, Scott Wooten, being duly sworn, depose and say, That I am the SON (relationship to deceased) of Clyde Wooten who died on or about MARCH 13, 2001, at PARKER (City), AZ (State). (Certified copy of the Death Certificate attached as Exhibit A if not already recorded in county where property is located):

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 YES ☐ NO ☒

Had a surviving spouse\* named Lorraine Wooten or N/A ☐

Was the widow/widower of \_\_\_\_\_ or N/A ☐

Who died on or about \_\_\_\_\_ or N/A ☒

\* A person shall be considered the surviving spouse of a decedent if the person was legally married to the decedent at the time of the decedent's 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>Lorraine Wooten</u>	<u>deceased</u>	<u>Surviving Spouse</u>	<u>No</u>
<u>Scott Wooten</u>	<u>77</u>	<u>SON</u>	<u>NO</u>
<u>Susan Wafer</u>	<u>73</u>	<u>Daughter</u>	<u>NO</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.

I hereby agree to indemnify and hold harmless AmeriTitle, Inc. and its underwriter 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:

Lots 5 thru 10, inclusive and the Westerly 17 1/2 feet of Lot 4, Block 75,  
Bowne Addition to the City of Bonanza, according to the official plat thereof  
on file in the office of the County Clerk, Klamath County, Oregon.

Dated: 11-17-21

X Scott W. Wooten  
(Signature)

State of OR  
County of Linn

This instrument was acknowledged before me on Nov 17, 2021, by  
Scott W Wooten

Kristi Stutzman  
(Notary Public)  
My Commission Expires 10-18-22



AmeriTitle No. 505926 AM

### DECLARATION OF HEIRSHIP

I, Scott Wooten, being duly sworn, depose and say, That I am the SON (relationship to deceased) of Gloria Wooten who died on or about MAY 21, 1983, at ROSEBURG (City), OR (State). (Certified copy of the Death Certificate attached as Exhibit A if not already recorded in county where property is located):

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 YES ☐ NO ☒

Had a surviving spouse\* named Clyde Wooten or N/A ☐

Was the widow/widower of \_\_\_\_\_ or N/A ☐

Who died on or about 3/13/2001 or N/A ☐

\* A person shall be considered the surviving spouse of a decedent if the person was legally married to the decedent at the time of the decedent's 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>Clyde Wooten</u>	<u>deceased</u>	<u>Surviving Spouse</u>	<u>No</u>
<u>Scott Wooten</u>	<u>77</u>	<u>son</u>	<u>Yes</u>
<u>Susan Wafar</u>	<u>73</u>	<u>daughter</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.

I hereby agree to indemnify and hold harmless AmeriTitle, Inc. and its underwriter 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:

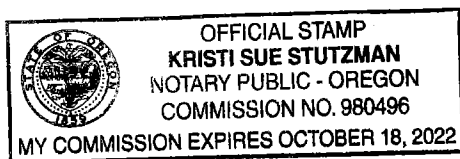
Lots 5 thru 10, inclusive and the Westerly 17 1/2 feet of Lot 4, Block 75, Bowne Addition to the City of Bonanza, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Dated: 11-17-21

X Scott W. Wooten  
(Signature)

State of OR  
County of Linn

This instrument was acknowledged before me on Nov. 17, 2021, by  
Scott W. Wooten



Kristi Stutzman  
(Notary Public)  
My Commission Expires 10-18-22