

RETURN TO:
Brandsness, Brandsness & Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

MAIL TAX STATEMENTS TO:
Fayanna Petzoldt
1260 Michael Drive
West Linn, OR 97068

Grantors:

Peggy M. Stivers
Jacqueline Jon Smith
12025 Highway 66
Klamath Falls, OR 97601

Karon Bowker
PO Box 4014
Sunriver, OR 97707

Grantees:

Richard and Fayanna Petzoldt
1260 Michael Drive
West Linn, OR 97068

-BARGAIN AND SALE DEED-


Peggy M. Stivers, aka Peggy M. Sloan, and Jacqueline Jon Smith, aka Jackie Smith and Karon Bowker, heirs of Robert Sloan, deceased, Grantors, convey to Richard and Fayanna Petzoldt, husband and wife, Grantees the following described real property situated in the County of Klamath, State of Oregon, to-wit:

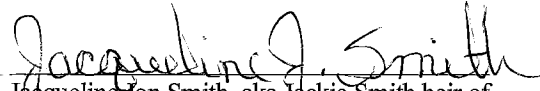
Lot 60 of First Addition to Sportsman Park, Klamath County, Oregon, according to the official plat thereof.

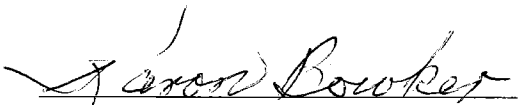
The true and actual consideration for this transfer is this deed is in place of deed previously given to Grantees dated March 27, 1967, by Peggy M. Stivers, fka Peggy M. Sloan and Eldon V. Stivers, her husband; and Robert Sloan, a single man, as Grantors.

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.

DATED this 17 day of February, 2022.


Peggy M. Stivers, aka Peggy M. Sloan
By Jacqueline Jon Smith, aka Jackie Smith
Power of Attorney

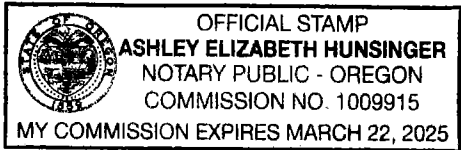

Jacqueline Jon Smith, aka Jackie Smith heir of
Robert Sloan, deceased

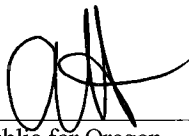

Karon Bowker, heir of Robert Sloan, deceased

NOTARIES FOLLOW

STATE OF OREGON)
) ss.
County of Klamath)

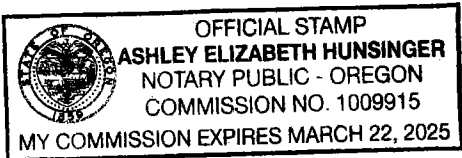
Personally appeared before me this 17 day of February, 2022, the above-named Peggy M. Stivers, aka Peggy M. Sloan by Jacqueline Jon Smith, aka Jackie Smith, Power of Attorney, acknowledged the foregoing instrument to be her voluntary act.




Notary Public for Oregon
My Commission expires: 3/22/25

STATE OF OREGON)
) ss.
County of Klamath)

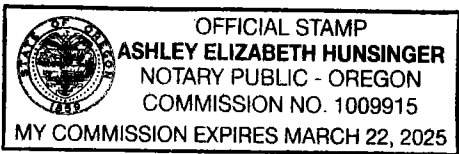
Personally appeared before me this 17 day of February, 2022, the above-named Jacqueline Jon Smith, aka Jackie Smith, heir to Robert Sloan, deceased, acknowledged the foregoing instrument to be her voluntary act.

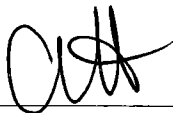



Notary Public for Oregon
My Commission expires: 3/22/25

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 17 day of February, 2022, the above-named Karon Bowker, heir to Robert Sloan, deceased, acknowledged the foregoing instrument to be her voluntary act.




Notary Public for Oregon
My Commission expires: 3/22/25

DECLARATION OF HEIRSHIP

I, Karon Sue Bowker, being duly sworn, depose and say, That I am the daughter of Robert Sloan who died on September 30, 1997, in Klamath Falls, Oregon. (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 for AmeriTitle's use only – **NOT TO BE RECORDED**)

That at the time of death, the deceased:

Was unmarried YES ☐ NO ☒

Had a surviving spouse* named Jamie Lucille Sloan, deceased January 21, 2012

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>Jamie Lucille Sloan</u>	<u>Deceased</u>	<u>Surviving Spouse</u>	<u>NO</u>
<u>Jaqueline Jon Smith</u>	<u>61</u>	<u>Daughter</u>	<u>NO</u>
<u>Karon Sue Bowker</u>	<u>77</u>	<u>Daughter</u>	<u>NO</u>
<u>Robert Sloan, III</u>	<u>Deceased</u>	<u>Son</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, Old Republic National Title Insurance Company, 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:

Declaration of Heirship

AmeriTitle No. 506402AM

Lot 60 of First Addition to Sportsman Park, Klamath County, Oregon, according to the official plat thereof.

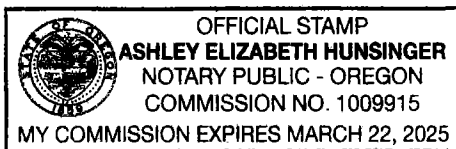
Dated: 3/4/22

Karon Sue Bowker
Karon Sue Bowker

State of OREGON)

County of KLAMATH)

This instrument was acknowledged before me on March 4, 2022, by
Karon Sue Bowker.



AH
(Notary Public)
My Commission Expires 3/22/25

DECLARATION OF HEIRSHIP

I, Jacqueline Jon Smith, being duly sworn, depose and say, That I am the daughter of Robert Sloan who died on September 30, 1997, in Klamath Falls, Oregon. (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 X Testate (with the final will-copy attached for AmeriTitle's use only – **NOT TO BE RECORDED**)

That at the time of death, the deceased:

Was unmarried YES ☐ NO ☒

Had a surviving spouse* named Jamie Lucille Sloan, deceased January 21, 2012

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>Jamie Lucille Sloan</u>	<u>Deceased</u>	<u>Spouse</u>	<u>NO</u>
<u>Jaqueline Jon Smith</u>	<u>61</u>	<u>Daughter</u>	<u>NO</u>
<u>Karon Sue Bowker</u>	<u>77</u>	<u>Daughter</u>	<u>NO</u>
<u>Robert Sloan, III</u>	<u>Deceased</u>	<u>Son</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, Old Republic National Title Insurance Company, 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:

Declaration of Heirship

AmeriTitle No. 506402AM

Lot 60 of First Addition to Sportsman Park, Klamath County, Oregon, according to the official plat thereof.

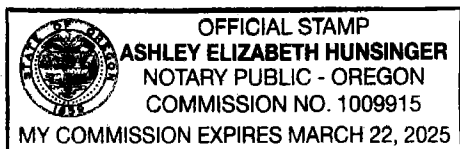
Dated: 3-4-22

Jacqueline Jon Smith
Jacqueline Jon Smith

State of OREGON)

County of KLAMATH)

This instrument was acknowledged before me on march 4, 2022, by
Jacqueline Jon Smith.



AH

(Notary Public)

My Commission Expires 3/22/25

Peggy M. Stivers

Peggy M. Sloan

file
out file
300-333-340
300-333-340

1 THIS INDENTURE WITNESSETH, That PEGGY M. STIVERS, and one formerly PEGGY M.
2 Sloan, and ELDON V. STIVERS, her husband; and ROBERT SLOAN, a single man,
3 Grantors, for and in consideration of the sum of Ten Dollars to them paid, hav
4 bargained and sold and by these presents do grant, bargain, sell and convey
5 unto RICHARD L. PETZOLDT and FAYANNA B. PETZOLDT, husband and wife, Grantees,
6 the following described premises situated in Klamath County, Oregon, to-wit:

7 Lot 60 of First Addition to Sportsman Park, Klamath County, Oregon,
8 according to the official plat thereof.

9 SUBJECT TO the Agreement of January 25, 1924, recorded February 15, 1924,
10 in Vol. 60 at page 400 of Klamath County Deed Records concerning the oper-
11 ation of a dam and control of the water levels of Upper Klamath Lake;
12 Reservation contained in the dedication of First Addition to Sportsman
13 Park, and Declaration of Conditions and Restrictions dated April 25,
14 1956, recorded April 30, 1956, in Vol. 282 at page 506 of Klamath County
15 Deed Record.

16 TO HAVE AND TO HOLD the said premises with their appurtenances unto the sa
17 grantees as an estate by the entirety. And the grantors do hereby covenant to
18 and with the grantees, and their assigns, that they are the owners in fee simp
19 of said premises; that they are free from all incumbrances except those above
20 set forth and to which may have been incurred by grantees; and that they wi
21 warrant and defend the same from all lawful claims whatsoever, except those
22 above set forth and any suffered or created by grantees.

23 IN WITNESS WHEREOF, They have hereunto set their hands and seals this 27th
24 day of March, 1967.

25 _____ (SEAL)

26 _____ (SEAL)

27 Robert Sloan (SEAL)

28 By _____
29 His Attorney-in-Fact

30 STATE OF OREGON)
31 County of Klamath) ss March _____, 1967

32 Personally appeared the above named Peggy M. Stivers (who was formerly Peg;
33 M. Sloan) and Eldon V. Stivers, her husband, and acknowledged the foregoing in-
34 strument to be their voluntary act and deed.

35 Before me:

36 (SEAL)

37 Notary Public for Oregon