

NT

48249

Vol. M99 Page \_\_\_\_\_

LENORE WADE EDEN  
6547 REEDER ROAD  
KLAMATH FALLS, OR 97603

First Party's Name and Address  
CHARLES AND LORETTA IRION

811 Doty Street  
Klamath Falls OR 97601

Second Party's Name and Address

CHARLES AND LORETTA IRION

811 Doty Street  
Klamath Falls OR 97601

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

CHARLES AND LORETTA IRION

811 Doty Street  
Klamath Falls OR 97601

1999 DEC -7 PM 3:43

SPACE RESERVED  
FOR  
RECORDER'S USE

State of Oregon, County of Klamath  
Recorded 12/07/99, at 3:43 p.m.  
In Vol. M99 Page 48249  
Linda Smith,  
County Clerk Fee \$ 30<sup>00</sup>

MTC 49872-MG

FIDUCIARY'S DEED

THIS INDENTURE made this 7 day of December, 1999, by and between PAULETTE RAE BANES of THE ESTATE OF LENORE WADE EDEN, A PROTECTED PERSON the duly appointed, qualified and acting ☒ conservator ☐ (other, state relationship) of a protected person, hereinafter called the first party, and CHARLES W. IRION AND LORETTA A. IRION, 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 protected person in that certain real property situated in the County of KLAMATH, State of Oregon, described as follows, to-wit:

Lot 4 and the Southerly 8 feet of vacated alley adjoining Lot 4 in Block 5 of FIRST ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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 \$ 50,000.00. 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>o</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.

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Paulette Rae Banes  
PAULETTE RAE BANES

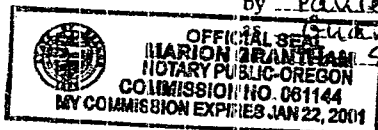
Fiduciary of the Estate of a Protected Person

STATE OF OREGON, County of Klamath ss.

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

by Paulette Rae Banes This instrument was acknowledged before me on December 7, 1999.

by Marion Grantman State of Lenore Wade Eden



Notary Public for Oregon  
My commission expires 1/22/01