

04 MAY 19 AM 11:05

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MTC- 651694W

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CONSERVATOR FOR C. LEE JOHNSON

First Party's Name and Address

STEPHEN AND MARY ANNA NAPIER

P.O. BOX 189

SAN PEDRO, CA 90733-0189

Second Party's Name and Address

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

STEPHEN NAPIER

P.O. BOX 189

SAN PEDRO, CA 90733-0189

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

STEPHEN NAPIER

P.O. BOX 189

SAN PEDRO, CA 90733-0189

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath
Recorded 05/19/2004 11:05 a m
Vol M04 Pg 31298-99
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

FIDUCIARY'S DEED

THIS INDENTURE made this 17 day of MAY, 2004 by and between RICHARD H. MARLATT the duly appointed, qualified and acting ☒ conservator ☐ (other, state relationship) of C. LEE JOHNSON

a protected person, hereinafter called the first party, and STEPHEN S. NAPIER AND MARY ANNA NAPIER, HUSBAND AND WIFE, 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:

PLEASE 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 \$120,000.00. 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 ^o, 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.

RICHARD H. MARLATT

Fiduciary of the Estate of a Protected Person

STATE OF OREGON, County of KLAMATH) ss.

This instrument was acknowledged before me on , 19 by

This instrument was acknowledged before me on May 17, 2004, 19-2004

by RICHARD H. MARLATT

as CONSERVATOR

of C. LEE JOHNSON



Notary Public for Oregon

My commission expires 11/20/07

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A parcel of land situated in Government Lot 16, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the Southeast corner of said Government Lot 16, thence North 89° 56' 40" West along the South line of said Government Lot 16 a distance of 571.43 feet more or less to the West right-of-way line of State Highway 427; thence North 01° 23' 30" West along the West right-of-way line of said State Highway 427 a distance of 150 feet to the TRUE POINT OF BEGINNING; thence from said true point of beginning North 01° 23' 30" West along the West right-of-way line of said State Highway 427 a distance of 229.19 feet; thence North 89° 57' 40" West a distance of 438.45 feet; thence South 00° 02' 20" West a distance of 55 feet; thence North 89° 57' 40" West a distance of 220 feet to a point on the Westerly line of said Government Lot 16; thence South 14° 24' 30" West along the Westerly line of Government Lot 16 a distance of 179.74 feet; thence South 89° 57' 40" East a distance of 708.78 feet to the true point of beginning.

PARCEL 2:

Lots 11 and 12 in Block 5 of LATAKOMIE SHORES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.