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MTT-70121 MS

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## RECORDING COVER SHEET

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING. ANY ERRORS IN THIS COVER SHEET DO NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

State of Oregon, County of Klamath

Recorded 08/02/05 3:19 PM

Vol M05 Pg 60555-56

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

### After Recording Return To:

Gregory H. Hoffman  
5534 S. Sixth St. #140  
Klamath Falls, OR 97603

### 1. Name(s) of the Transaction(s):

Fiduciary's Deed

### 2. Direct Party (Grantor):

Lena Anstine, Trust Officer for Director of Veterans' Affairs, the duly appointed, qualified and acting Conservator for The Estate of Jess F. Emert, a protected person

### 3. Indirect Party (Grantee):

Gregory H. Hoffman

### 4. True and Actual Consideration Paid:

\$174,900.00

### 5. Legal Description:

See attached deed document for legal description

Klamath County Tax Account #3909-001DD-03100-000 Key No.: 510708

260 AM

60556



Director of Veterans' Affairs, Conservator

700 Summer St. NE, Suite 150

Salem, OR 97301-1289

First Party's Name and Address

Gregory H. Hoffman

5534 S. Sixth St. #140

Klamath Falls, OR 97603

Second Party's Name and Address

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

Gregory H. Hoffman

5534 S. Sixth St. #140

Klamath Falls, OR 97603

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

Gregory H. Hoffman

5534 S. Sixth St. #140

Klamath Falls, OR 97603

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of \_\_\_\_\_

} ss.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ and/or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_, Records of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_, Deputy.

## FIDUCIARY'S DEED

THIS INDENTURE made this \_\_\_\_\_ 1st \_\_\_\_\_ day of \_\_\_\_\_ August \_\_\_\_\_, ~~XX~~2005 by and between Lena Anstine, Trust Officer for Director of Veterans' Affairs \_\_\_\_\_, the duly appointed, qualified and acting ☒ conservator ☐ (other, state relationship) \_\_\_\_\_ of The Estate of Jess F. Emert, a protected person \_\_\_\_\_, a protected person, hereinafter called the first party, and GREGORY H. HOFFMAN \_\_\_\_\_, 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:

A tract of land situated in Lots 8 and 9, PIEDMONT HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon,

Beginning at a point on the West line of Lot 9, PIEDMONT HEIGHTS, Klamath County, Oregon, from which the Southwesterly corner of said Lot 9 bears South 0° 27' East, 50 feet distance; thence East 200 feet; thence North 0° 27' West, 100 feet; thence West 200 feet to the West line of said Lot 9; thence South 0° 27' East 100 feet, more or less to the point of beginning.

Tax Account No.: 3909-001DD-03100-000 Key No.: 510708

(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 \$174,900.00. <sup>However, the</sup> ~~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>①</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.

The Conservatorship of Jess F. Emert, a  
protected person

by: Lena Anstine, Trust Officer for the  
Director of Veterans' Affairs  
Fiduciary of the Estate of a Protected Person  
Lena Anstine, Trust Officer for the

STATE OF OREGON, County of Mallon \_\_\_\_\_, ss. Director of Veterans' Affairs:

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

by Lena Anstine \_\_\_\_\_, This instrument was acknowledged before me on August 1, 2005, ~~XX~~

as Trust Officer \_\_\_\_\_

of Director of Veterans' Affairs \_\_\_\_\_

Notary Public for Oregon

My commission expires 2-17-07