



After recording return to:
James E. Vaughan

*22929 Rivercrest Dr
Sprague River OR 97639*

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

James E. Vaughan

Same

File No.: 7021-749508 (DMC)

Date: January 25, 2006

M06-02106

Klamath County, Oregon

02/02/2006 11:42:15 AM

Pages 2 Fee: \$26.00

FIDUCIARY'S DEED

Cindy Hoeper, being she duly appointed, qualified and acting conservator of Barbara J. Broadwater, a protected person, hereinafter called the Grantor, and **James E. Vaughan and Diane Canfield as tenants by the entirety**, Grantee, For value received the consideration hereinafter stated, the grantor has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the grantee, and grantees heirs, successors and assigns all the estate right and interest of the protected person in the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 13, Block 1, Sprague River Village, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$6,500.00**. (Here comply with requirements of ORS 93.030)

26

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated this 31 day of January, 2006.

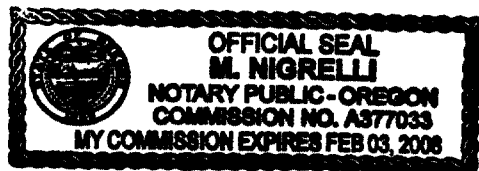
The Conservatorship of Barbara J.
Broadwater

Cindy Hooper, Conservator
Cindy Hooper, Conservator

STATE OF Oregon)
)ss.
County of)

This instrument was acknowledged before me on this 31st day of January, 2006
by **Cindy Hooper**.

M. Nigrelli



Notary Public for Oregon
My commission expires: 2-3-08