

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

ES
MTC78940-MS

Richard H. Marlatt

First Party's Name and Address

Randy Moss

Second Party's Name and Address

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

Randy Moss

PO Box 1225

Tuolumne, CA 95379

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

2007-009408

Klamath County, Oregon



00023175200700094080020027

SPACE RES

05/24/2007 11:32:00 AM

Fee: \$26.00

FOR

RECORDER'S USE

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

FIDUCIARY'S DEED

THIS INDENTURE dated 5-17-2007

between Richard H. Marlatt, by and

the duly appointed, qualified and acting ☒ conservator ☐ (other, state relationship)

(indicate which) of The Estate of Cassandra Lee Johnson, who acquired title as C. Lee Johnson

a protected person, hereinafter called the first party, and Randy Moss

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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.

(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 ®, 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.

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 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 APPROVED USES, 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)).

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

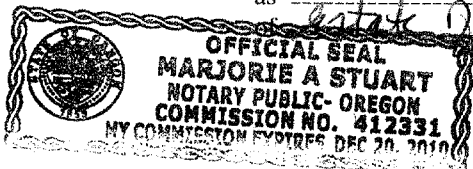
by

This instrument was acknowledged before me on 5/23/07

by

as

Richard H. Marlatt, Conservator of the Estate of Cassandra Lee Johnson



Notary Public for Oregon

My commission expires 12/20/10

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EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at a point on the South line of the NW1/4 NW1/4 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which is South 89° 39' West, 314.1 feet from a steel axel marking the Southeast corner of the NW1/4 NW1/4 of said Section 34; thence South 89° 39' West, along the South line of said NW1/4 NW1/4, a distance of 100 feet; thence North 0° 19' West, along a line parallel to the East line of said NW1/4 NW1/4, a distance of 160 feet; thence North 89° 39' East, 100 feet; thence South 0° 19' East, 160 feet to the point of beginning; being a portion of the NW1/4 NW1/4 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM any portion lying within the right of way of Beverly Heights Road (County Road).

ALSO EXCEPTING THEREFROM a tract of land situated in the NW1/4 of the NW1/4 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of the NW1/4 NW1/4; thence North along the East line of the NW1/4 NW1/4 20 feet, thence South 89° 39' West 314.1 feet to the true point of beginning, thence continuing South 89° 39' West 21 feet; thence North parallel to the East line of the NW1/4 NW1/4 14 feet; thence North 89° 39' East 21 feet; thence South 0° 19' East 14 feet to the true point of beginning.