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



The Leo John Avender Conservatorship

Marsha L. Eccles, PO Box T

Klamath Falls, OR 97601

First Party's Name and Address

Jason W. Waggoner et ux

12964 Overland Drive

Klamath Falls, OR 97603

Second Party's Name and Address

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

Jason W. Waggoner et ux

12964 Overland Drive

Klamath Falls, OR 97603

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

Jason W. Waggoner et ux

12964 Overland Drive

Klamath Falls, OR 97603

2010-000430

Klamath County, Oregon



00077922201000004300010010

SPACE RES
FOR
RECORDER'S

01/13/2010 11:33:02 AM

Fee: \$37.00

FIDUCIARY'S DEED

THIS INDENTURE dated January 12, 2010, by and between Marsha L. Eccles, the duly appointed, qualified and acting ☒ conservator ☐ (other, state relationship) (indicate which) of Leo John Avender, a protected person, a protected person, hereinafter called the first party, and Jason W. Waggoner and Tricia L. Waggoner, 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 13 in Block 1 of Tract 1083 - CEDAR TRAILS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH an undivided 1/3 interest in and to that well, pump, pump house and storage tank located on said Lot 14 as conveyed by Warranty Deed recorded October 16, 1991 in Volume M91, page 21616, Microfilm Records 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 \$ 199,900.00. "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 ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Marsha L. Eccles 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 January 12, 2010

by Marsha L. Eccles

as Conservator/Guardian

of The Leo John Avender Conservatorship

Notary Public for Oregon

My commission expires

11/16/2011



37amt