

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

Kathleen Wilson Vaughn, a protected person
c/o Marsha Eccles PO Box T
Klamath Falls, OR 97601
First Party's Name and Address
Carlos Garcia and Sandra E. Ruiz
PO Box 166
Malin, OR 97631
Second Party's Name and Address
After recording, return to (Name, Address, Zip):
Carlos Garcia and Sandra E. Ruiz
same as above
Until requested otherwise, send all tax statements to (Name, Address, Zip):
same as above

2010-009944
Klamath County, Oregon



08/20/2010 11:29:44 AM Fee: \$37.00
and/or as fee/instrument/microfilm/reception
No. _____, Records of this County.

SPACE RESERVED
FOR
RECORDER'S USE

Witness my hand and seal of County affixed.

NAME TITLE
By _____, Deputy.

FIDUCIARY'S DEED

THIS INDENTURE dated 8/18/10, by and
between Marsha L. Eccles
the duly appointed, qualified and acting ☒ conservator ☐ (other, state relationship)
(indicate which) of Kathleen Wilson Vaughn
a protected person, hereinafter called the first party, and Carlos Garcia and Sandra E. Ruiz, not as tenants in
common, but with rights of **, 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 4, Block 4, TRACT NO. 1137, MEADOWGLENN, according to the official plat thereof
on file in the office of the County Clerk, Klamath County, Oregon.

**survivorship

(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.

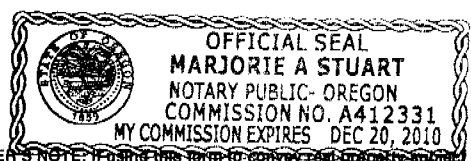
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD
INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO
195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17,
CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT 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, ORE-
GON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Marsha L. Eccles, Conservator

Fiduciary of the Estate of a Protected Person

STATE OF OREGON, County of Klamath) ss.
This instrument was acknowledged before me on

by Marsha L. Eccles
as conservator
of Kathleen Wilson Vaughn, a Protected person



Notary Public for Oregon
My commission expires 12/20/10

Stamp