

BE NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY EL

MTC98242-MS

Guardianship of Betty Ann Mosher

STATE OF OREGON
County of _____

2013-010183

Klamath County, Oregon

09/05/2013 12:40:16 PM

Fee: \$37.00

First Party's Name and Address

Raymond Washburn, et al

AMERITITLE

Second Party's Name and Address

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

Raymond C. Washburn, et al

3208 Maryland Avenue

Klamath Falls, OR 97603

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

same as above

SPACE RESERVED
FOR
RECORDER'S USE

I certify that the within instrument was received for recording on _____, at _____ o'clock ____M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Records of this County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

FIDUCIARY'S DEED

THIS INDENTURE dated August 14, 2013, by and between Kay Marie McCarty, the duly appointed, qualified and acting conservator ☒ (other, state relationship) Guardian (indicate which) of Betty Ann Mosher, a protected person, hereinafter called the first party, and Raymond C. Washburn and Jeanette A. Washburn, 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 6 in Block 5 of FIRST ADDITION TO ALTAMONT ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF, on file in the office of the County Clerk of Klamath County, Oregon.
EXCEPTING TEHREFROM that portion lying within Maryland Avenue

(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 \$ 70,000.00. 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, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Kay Marie McCarty
Kay Marie McCarty

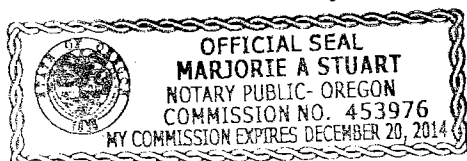
Fiduciary of the Estate of a Protected Person

STATE OF OREGON, County of Klamath ss. 9/4/13

This instrument was acknowledged before me on _____

by _____

This instrument was acknowledged before me on _____

by Kay Marie McCartyas Guardianof Betty Ann Mosher, a Protected Person

Notary Public for Oregon

My commission expires 12/20/14