

2014-000230

Klamath County, Oregon

01/10/2014 10:05:55 AM

Fee: \$47.00

BE

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

AmeriTitle

MTC

Darlene E. Duffy, a protected person

4969 Barney Court

Klamath Falls, OR 97603

First Party's Name and Address

Kelly G & Mary L. Wilton

2765 Nile Street

Klamath Falls, OR 97603

Second Party's Name and Address

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

Kelly G & Mary L. Wilton

2765 Nile Street

Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):
Same as aboveSPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____ } ss.

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.

THIS INDENTURE dated

FIDUCIARY'S DEED
January 9, 2014

between Gary N. Duffy

the duly appointed, qualified and acting ☒ conservator ☐ (other, state relationship) _____, (indicate which) of Darlene E. Duffy

a protected person, hereinafter called the first party, and Kelly G. Wilton and Mary L. Wilton, 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:

See Attached Exhibit "A"

(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 \$ 162,000.00. 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.

Gary N. Duffy

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 9, 2014

by Gary N. Duffy

as Conservator

of Darlene E. Duffy

Cherice F. Treasure

Notary Public for Oregon

My commission expires 6/17/2016



LEGAL DESCRIPTION

"EXHIBIT A"

Parcel 1 of Land Partition 54-92 as filed in the Klamath County Clerk's Office and being situated in Lot 15 and a portion of Lot 16 of HOMELAND TRACTS NO. 2, being in the SW1/4 SW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.
