

BE

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

Cassandra Lee Johnson  
3500 Summers Lane  
Klamath Falls, OR 97603

First Party's Name and Address  
Tresa L. Schmidt  
2965 Foothills Blvd.  
Klamath Falls, OR 97603

Second Party's Name and Address

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

Tresa L. Schmidt  
2965 Foothills Blvd.  
Klamath Falls, OR 97603

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

Tresa L. Schmidt  
2965 Foothills Blvd.  
Klamath Falls, OR 97603

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON

County of \_\_\_\_\_

2014-003118

Klamath County, Oregon

04/09/2014 10:44:56 AM

Fee: \$47.00

I certify that \_\_\_\_\_  
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  
April 7, 2014

THIS INDENTURE dated \_\_\_\_\_, by and  
between Richard H. Marlatt  
the duly appointed, qualified and acting ☒ conservator ☐ (other, state relationship) \_\_\_\_\_  
(indicate which) of Cassandra Lee Johnson  
a protected person, hereinafter called the first party, and Tresa L. Schmidt  
\_\_\_\_\_, 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:

The property described in Exhibit 'A' attached hereto and made a part hereof

(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 \$ 15,000.00. 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.

Richard H. Marlatt  
Cassandra Lee Johnson, by  
Richard H. Marlatt, Conservator for  
Cassandra Lee Johnson

Fiduciary of the Estate of a Protected Person

STATE OF OREGON, County of KlamathThis instrument was acknowledged before me on April 8, 2014 ss.

by \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_

by Richard H. Marlatt

as \_\_\_\_\_

or for Cassandra Lee JohnsonHoward

Notary Public for Oregon

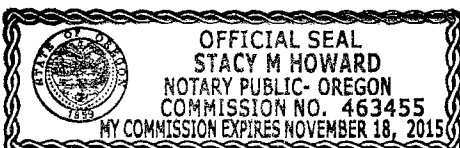
My commission expires 11-18-15

EXHIBIT "A"  
LEGAL DESCRIPTION

Parcel 2 as shown on Minor Partition Survey 12-83 and situated in the NW1/4 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 above mentioned NW1/4 NW1/4 of Section 34, said point being the NW 1/6 corner of said Section 34; thence North 00°19'00" West along the Eastern line of said NW1/4 NW1/4 a distance of 316.26 feet; thence North 71°07'09" West 114.34 feet; thence South 43°42'06" West 152.70 feet; thence South 00°19'00" East 100.00 feet and thence South 00°19'00" East 160.00 feet to the South line of said NW1/4 NW1/4 of said Section 34, Township 38 South, Range 9 East of the Willamette Meridian; thence along said South line North 89°39'00" East 114.10 feet to the point of beginning.

EXCEPTING THEREFROM the Southern 20 feet thereof which lies within Beverly Drive.

ALSO EXCEPTING THEREFROM that portion conveyed to Klamath County, Oregon, by deed recorded June 23, 1933 in Volume 101, page 193, Deed records of Klamath County, Oregon.