

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by:

2014-003167

Klamath County, Oregon

04/10/2014 11:58:26 AM

Fee: \$62.00



Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference: 100534SH

Please print or type information.

1. AFTER RECORDING RETURN TO –

Required by ORS 205.180(4) & 205.238:

Name: TRESA L. SCHMIDTAddress: 2965 FOOTHILLS BLVDCity, ST Zip: KLAMATH FALLS, OR 97603

This document is being re-recorded to correct the legal description of the document previously recorded in Volume 2014-003118

2. TITLE(S) OF THE TRANSACTION(S) – Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

Document Title(s): Fiduciary's Deed**3. DIRECT PARTY / GRANTOR Names and Addresses – Required by ORS 205.234(1)(b)**

for Conveyances list Seller; for Mortgages/Liens list Borrower/Debtor

Grantor Name & Address: Richard H. Marlatt, Conservator for Cassandra Lee Johnson
3500 Summers Lane, Klamath Falls, OR 97603

Grantor Name & Address: _____

4. INDIRECT PARTY / GRANTEE Names and Addresses – Required by ORS 205.234(1)(b)

for Conveyances list Buyer; for Mortgages/Liens list Beneficiary/Lender/Creditor

Grantee Name & Address: Tresa L. Schmidt2965 Foothills Blvd., Klamath Falls, OR 97603

Grantee Name & Address: _____

5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:**UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:**Name: NO CHANGE

Address: _____

City, ST Zip: _____

6. TRUE AND ACTUAL CONSIDERATION – Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:\$ 15,000.00**7. TAX ACCOUNT NUMBER OF THE PROPERTY if the instrument creates a lien or other interest that could be subject to tax foreclosure. – Required by ORS 312.125(4)(b)(B)**Tax Acct. No.: N/A\$62.00

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.

THIS INDENTURE dated April 7, 2014 **FIDUCIARY'S DEED**
between Richard H. Marlatt, by and
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, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

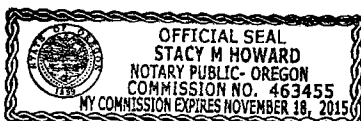
Richard H. Marlatt
Cassandra Lee Johnson
Richard H. Marlatt, as Conservator for
Cassandra Lee Johnson
Fiduciary of the Estate of a Protected Person

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on April 8, 2014 ss.

by _____
This instrument was acknowledged before me on
by Richard H. Marlatt
as Conservator
of for Cassandra Lee Johnson

Howard
Notary Public for Oregon
My commission expires 11-18-15



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

STATE OF OREGON, } ss.
County of _____

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.

SPACE RESERVED
FOR
RECORDER'S USE



Witness my hand and seal of County affixed.

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

TITLE

Deputy.

THIS INDENTURE dated April 7, 2014 **FIDUCIARY'S DEED**

between Richard H. Marlatt, by and
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, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Richard H. Marlatt, Conservator
Cassandra Lee Johnson

Fiduciary of the Estate of a Protected Person

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on April 8, 2014 ss.

by

This instrument was acknowledged before me on

by

as

of

for

Richard H. Marlatt

Conservator

for

Cassandra Lee Johnson

Howard

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.

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 said Section 34, said point being the NW 1/16 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 84.16 feet; THENCE North 89 degrees 38'00" 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. Bearings based on Klamath County Survey No. 3908.