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 trans	error in this cover sheet E action(s) contained in the instrume	OOES NOT affect the entitself.			
	100534SH				
	Please print or type information.		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				
	Grantor Name & Address:		Klamath Falls, OR 97603		
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. Schmidt 2965 Fotthills Blvd., Klamath Falls, OR 97603					
	Grantee Name & Address:	2000 i Ottimio Biva., K	idiliati Falls, OK 97003		
5 ,	For an instrument conveying or of the information required by ORS UNTIL A CHANGE IS REC TAX STATEMENTS SHAL THE FOLLOWING ADDRE	93.260: NUESTED, ALL L BE SENT TO	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		
	O'1 OT 7:		- -		
7. H	TAX ACCOUNT NUMBER could be subject to tax fo	OF THE PROPERTY if t	he instrument creates a lien or other interest that RS 312.125(4)(b)(B)		

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BE NO PART OF ANY STEVENS-N	ESS FORM MAY BE REPRODU	JCED IN ANY FORM OR BY ANY	ELECTRONIC OR MECHANICAL MEANS.
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Connection	[2014-003118
Cassandra Lee Johnson	1	STATE OF OREC	Klamath County, Oregon
3500 Summers Lane		County of	04/09/2014 10:44:56 AM
Klamath Falls, OR 97603		T	Fee: \$47.00
First Party's Name and Address Tresa L. Schmidt		I certify t	
2965 Foothills Blvd.		received for record	ing on
Klamath Falls, OR 97603		at o'(clockM., and recorded in
Second Party's Name and Address		book/reel/volume	No on page
After recording, return to (Name, Address, Zip):	SPACE RESERVED	and/or as fee/file/	instrument/microfilm/reception
Tresa L. Schmidt	FOR RECORDER'S USE	No, Re	cords of this County.
2965 Foothills Blvd	110000	Witness my h	and and seal of County affixed.
Klamath FA11s, OR 97603		maios my n	and and sear of County arrixed.
Until requested otherwise, send all tax statements to (Name, Address, Zip):			
Tresa L. SChmidt		NAME	TITLE
2965 Foothills Blvd.			
Klamath Falls, OR 97603		Ву	, Deputy.
			,
THIS INDENTURE dated April 7	FIDUCIARY'S DEED		
between Richard H. Marlatt			, by and
the duly engine de la			· · · · · · · · · · · · · · · · · · ·
the duly appointed, qualified and acting Aconservator	(Other state miletie		,
(marcate which) ofodspandra Lee Johnson			
a protected person, hereinatter called the first party, and .	Tresa L. So	chmidt	, ,
hereing	ifter called the second	d poster MATARCORR	y 7
Tot value received and the consideration hereing	tter stated the first n	sorte has some 1 1	
			neirs, successors and assigns
Klamath , State of Oregon, descri	ibed as follows to w	citain icai property	situated in the County of
The property described in Exhibit '	A' attached be	wate and 1	
	accedence ne	reco and made	a part hereof
4			
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			•
(IF SPACE INSUFFICIEN	IT, CONTINUE DESCRIPTION	ON BEVEREE	
TO HAVE AND TO HOLD the same unto the se forever.	COnd party and sook	on Hevense;	
forever.	cond party, and seco	ond party's nears, succ	cessors-in-interest and assigns
The true and actual consideration paid for this transactual consideration consists of or includes ether	efor etated in the		0.00
actual consideration consists of or includes other property	sier, stated in terms o	of dollars, is \$	[®] However, the
actual consideration consists of or includes other property (or value given or pror	mised which is 🗌 par	t of the 🖫 the whole (indicate
which) consideration. [®] (The sentence between the symbols [®] , if not	applicable, should be dele	eted. See ORS 93.030.)	
IN WITNESS WHEREOF, the first party has exect to be signed and its seal if any affixed by an officer or established.	ited this instrument;	if first party is a corpo	oration, it has caused its name
DEFORE CICHING OR ACCEPTAGE THE WARRENCE OF THE OFFICE OF THE	ier person duly autho	prized to do so by orde	r of its board of directors.
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FE INQUIRE ABOUT THE PERSON'S RIGHTS. IF ANY LINDER ORS 195 300, 195 301,	ETITLE SHOULD		/7
195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS	2 TO 9 AND 17	· / CX	
DECURE SIGNING UN ACCEPTING HIS INSTRUMENT, THE PERSON TRANSFERRING FE INDULINE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 A 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS CHAPTER 855, OREGON LAWS 2009, THIS INSTRUMENT DOES NOT ALLOW USE OF DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT THE PERSON ACQUIRING THE	THE PROPERTY	Sact 1	Market
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACCUIRING FF	FITTE TO THE	andra Lee John	
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACCURING RE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING RE VERIFY THAT THE INIT OR LAWN FRIEND TRANSFERBER IS A LAWREUMY FETAMINISTO	EPARTMENT TO Rich	ard H. Marlatt,	Conservator In
VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED I AS DEFINED IN ORS 92.010 OR 215.010 TO VERIFY THE APPROVED LIGES OF THE LOT	OT OR PARCEL CA M	ardra See g	Characa in The
AS DEPINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT DEPINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT DEPENDENT OF THE LOT VERIFIED OR THE PROVED OF MICHARDING PROPERTIES. DRS 30.930, AND TO INDIVIDE AROUT THE RIGHTS OF MICHARDING PROPERTIES.		m = o, = o,	44000
INDER ORS 195 300, 195 301 AND 105 305 TO 105 300 AND OFFICE OR	WNERS, IF ANY,	Fiduciary of the I	Estate of a Protected Person
GON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.	PIER 424, ORE-	riddelary of the f	istate of a Protected Person
STATE OF OREGON, County o	. Klamath		,
) ss. /	2 2044
This instrument was acknowledge by	owicuged before me	on - Ahrry	2 0 0017,
This instrument, was ackn	uwieaged before me	on #	
by Khara 4	1 / Larva	UU	
as	Ja D		
or to called	ma ye	e Juniso	YU
d\	11/20	11611	
(V. Person	XXTU	uara	
OFFICIAL SEAL STACK IN HOWARD	Notary Public f	for Oregon 1 / /	0 1
STACY M HOWARD () NOTARY PUBLIC- OREGON ()	My commission	~ // /	8-15
U/ \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\			
NY COMMISSION EXPIRES NOVEMBER 18, 2015			



PUBLISHER'S NOTE: If using this form to convey real property subject to ORS 92.027, include the required reference.

\$	BE NO PART OF ANY STEVENS-N	ESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.
	-2	
	Cassandra Lee Johnson	* August
	3500 Summers Lane	STATE OF OREGON, County of} ss.
	Klamath Falls, OR 97603	County of J
		I certify that the within instrument was
	First Party's Name and Address Tresa L. Schmidt	received for recording on,
	2965 Foothills Blvd.	at o'clockM., and recorded in
	Klamath Falls, OR 97603	book/reel/volume No on page
	Second Party's Name and Address	SPACE RESERVED and/or as fee/file/instrument/microfilm/reception
	After recording, return to (Name, Address, Zip):	No, Records of this County.
	Tresa-LSchmidt	RECORDER'S USE
	2965-Foothills-Blvd	Witness my hand and seal of County affixed.
	Klamath_FA11s, OR 97603	WY 21 X OUNTY WY WIND
	Until requested otherwise, send all tax statements to (Name, Address, Zip): Tresa L. SChmidt	Date Time DAME TITLE
		and the second s
	2965 Foothills Blvd.	simplifile www.simplifilegom 800.460.5657 , Deputy.
	Klamath Falls, OR 97603	
	·	
•		
	THE INDENTITIES 1 4 April 7	FIDUCIARY'S DEED , 2014 , by and
1	THIS INDENTURE datedApril / between Richard H. Marlatt	, 201. by and
1	the duly appointed, qualified and acting A conservator	☐ (other, state relationship)
((indicate which) of cassandra Lee Johnson	
	a protected person, hereinafter called the first party, and	Tresa L. Schmidt
	, herein	after called the second party; WITNESSETH:
	For value received and the consideration hereina	after stated, the first party has granted, bargained, sold and conveyed, and
Į	by these presents does grant, bargain, sell and convey	unto the second party and second party's heirs, successors and assigns
ä	all the estate, right and interest of the protected	person in that certain real property situated in the County of
-	Klamath , State of Oregon, descri	ribed as follows, to-wit:
	The property described in Exhibit	'A' attached hereto and made a part hereof
		•
	•	
	(F 0040F INOUTFION	
	TO HAVE AND TO HOLD the same unto the	ENT, CONTINUE DESCRIPTION ON REVERSE)
f	orever.	second party, and second party's heirs, successors-in-interest and assigns
1,	The true and estual consideration will find the	5
	atual consideration consideration paid for this trainable consideration paid for this trainable consideration consideration consideration paid for this trainable consideration consider	nsfer, stated in terms of dollars, is \$\frac{15,000.00}{\text{out.}}\text{.000.00}
a	which consideration consists of or includes other property	or value given or promised which is □ part of the ☒ the whole (indicate
W	which) consideration. (The sentence between the symbols , if no	ot applicable, should be deleted. See ORS 93.030.)
	IN WITNESS WHEREOF, the first party has exec	cuted this instrument; if first party is a corporation, it has caused its name
T(o be signed and its seal, if any, affixed by an officer or o	ther person duly authorized to do so by order of its board of directors
Di	EFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING IQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301	FFF TITLE SHOULD
- 18	30.330 AND SECTIONS 5 TO 11 CHAPTER 424 OREGON LAWS 2007 AND SECTION	NC 2 TO 0 AND 17
U	MAPTER 800. UREGUN LAWS ZINIY THIS INSTRUMENT DOES NOT ALLOW LISE (OF THE DOUDEDTANG
D	ESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS A FFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING I	FF TITLE TO THE
77	NOPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING	DEPARTMENT TO RICHARD H. Mariatt, Conservator
AS	RIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHE S DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LO	DLOT OR PARCEL, Casardra See Johnson up 0
- Dt	ELEKMINE ANY LIMITS ON LAWSHITS AGAINST FARMING OR FOREST REACTION	C AC DETINED IN
Uł	RS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY VDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CH	OWNERS IF ANY
ĞC	ON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 200	9.
	STATE OF ODECOM, Country	c Klamath
	This instrument was ad	knowledged before me on Spril 8, 2014,
	by	, , , , , , , , , , , , , , , , , , ,
	,	knowledged before me on 4
	by Khaka	Y YYar Vatt
	as Converbat	Oc)
	of Lyn (n. nn)	ndsa, dog (takana)
	The state of the s	A DE JOYUUI
_	10	WHOLIBLA)
) ؍	OFFICIAL CEAL	XI IUUUUU
γ'	OFFICIAL SEAL STACY M HOWARD	Notary Public for Oregon 1/ 10 15
١,	NOTARY PUBLIC- OREGON ()	My commission expires $-15/8-15$
1	COMMISSION NO. 463455 WAY COMMISSION EXPIRES NOVEMBER 18, 2015	
	CONTRACTOR OF THE PROPERTY OF THE PARTITUDE AND	J

PUBLISHER'S NOTE: If using this form to convey real property subject to ORS 92.027, include the required reference.

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 216.26 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.

Reference: Title Order No. 0100534 Escrow No. MT100534SH

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.

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