

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

MIC 100454MS

Marsha L. Eccles, Conservator/Guardian  
for James Nolan, a Protected Person  
P.O. Box T, Klamath Falls, OR 97601

Grantor's Name and Address\*

Travis J. Smith and Jolene L. Smith  
5304 Summit Street  
Klamath Falls, OR 97603

Grantee's Name and Address\*

After recording, return to (Name and Address):

Travis J. Smith and Jolene L. Smith  
5304 Summit Street  
Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to (Name and Address):  
same as above

\*ORS 205 requires the first page of a recorded document to show the names  
and addresses of all parties. Use Stevens-Ness Form No. 1256, Cover Sheet for  
Instrument to be Recorded, if you need additional space.

2014-005598

Klamath County, Oregon

05/27/2014 02:34:51 PM

Fee: \$47.00

SPACE RESERVED  
FOR  
RECORDER'S USE

## FIDUCIARY'S DEED

THIS INDENTURE dated May 23, 2014, by and  
between Marsha L. Eccles,  
the duly appointed, qualified and acting ☒ conservator ☐ (other, state relationship) \_\_\_\_\_,  
(indicate which) of James Nolan,  
a protected person, hereinafter called grantor, and Travis J. Smith and Jolene L. Smith, as tenants by  
the entirety, hereinafter called grantee; WITNESSETH:

For value received and the consideration hereinafter stated, grantor has granted, bargained, sold and conveyed, and by these  
presents does grant, bargain, sell and convey unto grantee and grantee's heirs, successors and assigns, all the estate, right and interest  
of the protected person in that certain real property situated in Klamath County, State of Oregon,  
described as follows (legal description of property):

See legal description attached hereto and made a part hereof by this reference

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee, and grantee's heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 125,500.00. \*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 construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes  
shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument; any signature on behalf of a business or other entity is made  
with the authority of that entity.

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON  
LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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 DETER-  
MINE 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, SECTIONS 2  
TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

James Nolan, a Protected Person

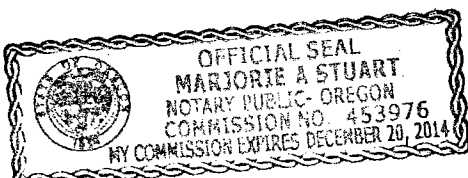
*[Signature]*  
Marsha L. Eccles, Conservator/Guardian

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 5/23/14,  
by Marsha L. Eccles  
as Conservator/Guardian  
of the Estate of James Nolan, a Protected Person



Notary Public for Oregon

My commission expires 12/20/14

47.00 AMAL

## LEGAL DESCRIPTION

### “EXHIBIT A”

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#### PARCEL 1:

Lot 3, SUMMERS HEIGHTS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

#### PARCEL 2:

A portion of Lot 4, SUMMERS HEIGHTS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Lot 4, thence South along the Westerly boundary of said Lot, 40 feet to a point; thence Northeasterly to a point on the Easterly line of said Lot, said point being 12 feet South of the Northeast corner of said Lot; thence North 12 feet to the Northerly line of Lot 4; thence West to the point of beginning.