

BLL

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THIS DEED IS BEING REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Susan L. Ginder, a protected person
10945 Simpson Canyon Rd.
Klamath Falls, OR 97601
Grantor's Name and Address*

Jon Fuller and Casey Fuller
3879 Coronado Way
Klamath Falls, OR 97603
Grantee's Name and Address*

After recording, return to (Name and Address):

Jon Fuller and Casey Fuller
3879 Coronado Way
Klamath Falls, OR 97603

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

Jon Fuller and Casey Fuller
3879 Coronado Way
Klamath Falls, OR 97603

*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.

2015-005176

Klamath County, Oregon

05/21/2015 10:01:21 AM

Fee: \$42.00

SPACE RESERVED
FOR
RECORDER'S USE

This deed is being recorded to correct the type of deed recorded on 5/1/15 as document #2105-004197

FIDUCIARY'S DEED

THIS INDENTURE dated April 28, 2015, by and between Paula A. Daniels, the duly appointed, qualified and acting ☒ conservator ☐ (other, state relationship) (indicate which) of Susan L. Ginder, a protected person, hereinafter called grantor, and Jon Fuller and Casey Fuller, 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*):

Lot 7 in Block 7 of TRACT 1000, SECOND ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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 \$ 140,500.00. 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 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Paula A. Daniels, Conservator for

Susan L. Ginder, a protected person
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 May 21, 2015,
by Paula A. Daniels
as Conservator
of the Estate of Susan L. Ginder, a protected person



OFFICIAL STAMP
JENNY ANNETTE BRAZIL
NOTARY PUBLIC- OREGON
COMMISSION NO. 934544
MY COMMISSION EXPIRES DECEMBER 03, 2018

Notary Public for Oregon

My commission expires 12/3/2016