

BLK

NO PART OF ANY STEVENS-NESS FORM MAY BE REPT

2016-009713

Klamath County, Oregon



00192258201600097130070076

09/13/2016 02:38:46 PM

Fee: \$72.00

SPACE RESERVED
FOR
RECORDER'S USE

Returned at Counter

Jack L DAVIS
Darlene M DAVIS
4722 Alpine Dr Klamath Falls OR
Grantor's Name and Address

Jack L DAVIS
4722 Alpine Dr
Klamath Falls, OR 97603
Grantee's Name and Address

After recording, return to (Name and Address):

Jack L DAVIS
4722 Alpine Drive
Klamath Falls, OR 97603

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

Jack L DAVIS
4722 Alpine Drive
Klamath Falls, OR 97603

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that

Jack L DAVIS AND Darlene M DAVIS

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto

Jack L Davis, Darlene M. Davis AND Virginia L DAVIS

hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of the grantor's right, title and interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows (legal description of property):

Lot 18 in Block 4 of Tract No. 1087, First Addition to
Bayon Park, 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 and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1.00. 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 ϕ , 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.

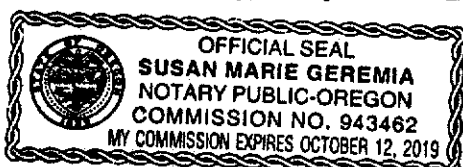
IN WITNESS WHEREOF, grantor has executed this instrument on September 13, 2016; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on September 13, 2016
by Jack L Davis, Jack L Davis for Darlene M Davis as Conservator,

This instrument was acknowledged before me on September 13, 2016
by Jack L Davis
as Conservator
of Darlene M Davis



Susan M. Geremia
Notary Public for Oregon
My commission expires 10/12/2019

Verified Correct Copy of Original 9/7/2016
Verified Correct Copy of Original 9/6/2016

County of Klamath)
STATE
I hereby certify that within is a
true and correct copy of the whole
of the
Circuit Court
Book
Date

State of Oregon

County of Klamath

LETTERS OF
GUARDIANSHIP (conservatorship)

BY THESE LETTERS OF GUARDIANSHIP be informed:

conservatorship

That on September 07, 2016 the Probate Department of the Circuit

Court, Klamath County, State of Oregon, appointed Joel L. Davis
(Name of Guardian)

guardian for Darlene M Davis and that the named guardian has qualified
conservator (Name of Respondent) conservator

and has the authority and duties of guardian for the named protected person as provided in the

conservator

Limited Judgment Appointing a Guardian, a copy of which is attached to these letters.

conservator

IN TESTIMONY WHEREOF, I have subscribed my name and affixed the seal of the

court at my office on September 07, 2016

(Seal)



Signed 9/7/2016 4 42 32 PM

Abbie Dunaway
Clerk of the Court
Circuit Court Clerk Abbie Dunaway

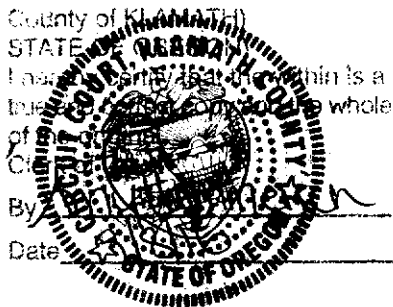
By _____
Deputy

16PR01390
LTCC
Letter - Conservatorship and Guardianship
5938231



Form A-4 LETTERS OF GUARDIANSHIP

Darlene M Davis Case No. 16- PRO 1390
Respondent



IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF Klamath
PROBATE DEPARTMENT

In the Matter of the Guardianship of
Conservatorship

Case No. 16-PRO1390

Darlene M Davis
Respondent.

LIMITED JUDGMENT APPOINTING A
GUARDIAN FOR AN ADULT FOR A
☐ TEMPORARY PERIOD conservator
☒ INDEFINITE PERIOD

This matter came before the court upon the petition of Jack L. Davis
(Name of Petitioner)
for the appointment of guardian for Darlene M Davis. It appears from the records
Conservator (Respondent's Name)
and files herein that:

1. Venue for this protective proceeding is properly in this county, and no other court in this state has acquired jurisdiction over this proceeding;
2. Notice of this protective proceeding has been given to the persons entitled to such notice under Oregon law;
3. The time for filing objections has expired and no objections have been filed;
4. That by clear and convincing evidence, the appointment requested by the petition is necessary as a means of providing continuing care and supervision of the respondent, and the person named below is in all respects competent, qualified and willing to act and serve in accordance with this order; and
5. That the requested appointment is no more restrictive upon liberty of protected person than is reasonably necessary;

Page 1 of 5, Form A-3, LIMITED JUDGMENT APPOINTING A GUARDIAN FOR AN ADULT

Darlene M Davis
Respondent

Case No. 16-PRO1390

16PRO1390
PPJB
Judgment - Proposed
6821910 -



NOW THEREFORE, IT IS ORDERED THAT:

Jack L. Davis be and hereby is appointed as guardian for the above named
(Proposed Guardian) conservator
respondent.

The above named respondent, as "protected person," retains the following rights:

1. The right to contact and retain counsel;
2. The right to have access to personal records;
3. All other legal and civil rights provided by law except those that have been expressly limited by court order or specifically granted to the guardian by the court.

The above named guardian has the following rights and duties:

- conservator
1. Except to the extent this order limits, the guardian has custody of the protected person and may establish the protected person's place of abode within or without this state.
 2. The guardian shall provide for the care, comfort and maintenance of the protected person and, whenever appropriate, shall arrange for training and education of the protected person.
 3. Without regard to custodial rights of the protected person, the guardian shall take reasonable care of the person's clothing, furniture and other personal effects unless a conservator has been appointed for the protected person.
 4. Subject to the provisions of ORS 127.505 to 127.660, the guardian may consent, refuse consent or withhold or withdraw consent to health care, as defined in ORS 127.505, for the protected person. (A guardian is not liable solely by reason of consent under this paragraph for any injury to the protected person resulting from the negligence or acts of third persons.)
 5. If it becomes necessary, the guardian may make the following arrangements: 1) advance funeral and burial arrangements, 2) subject to the provisions of ORS 97.130, control the disposition of the remains of the protected person; and 3) subject to the provisions of ORS 97.954(1), make an anatomical gift of all or any part of the body of the protected person.

Darlene M. Davis
Respondent

Case No. 16-PR01390

6. Subject to the provisions of ORS 125.320(2), the guardian may receive money and personal property deliverable to the protected person and apply the money and property for support, care and education of the protected person. The guardian shall exercise care to conserve any excess money or personal property for the protected person's needs.
7. If a conservator has been appointed for the protected person, the guardian may file a motion with the court seeking an order of the court on the duties of a conservator relating to payment of support for the protected person.

The following limitations are placed on the above named guardian:

1. A guardian may not authorize the sterilization of the protected person.
2. A guardian may not use funds from the protected person's estate for room and board that the guardian or guardian's spouse, parents or children have furnished the protected person unless the charge for the service is approved by order of the court before the payment is made.
3. Before a guardian may place an adult protected person in a mental health treatment facility, a nursing home or other residential facility, the guardian must file a statement with the court informing the court that the guardian intends to make the placement.
4. The guardian must give notice of this above statement of intent to the persons specified in ORS 125.060(3) in the manner provided by ORS 125.065 and including the contents under ORS 125.070(1). The notice given to the protected person must clearly indicate the manner in which the protected person may object to the proposed placement.
5. Notice of the statement of intent must also be given in the manner provided by ORS 125.065 by the guardian to the following persons: 1) any attorney who represented the protected person at any time during the protective proceeding (note that this does not impose any responsibility on the attorney receiving the notice to represent the protected person in the protective proceeding), 2) if the protected person is a resident of a nursing home or residential facility, or if the notice states the intention to place the protected person in a nursing home or residential facility, the office of the Long Term Care Ombudsman, 3) if the protected person is a resident of a mental health treatment facility or a residential facility for individuals with development disabilities, or if the notice states the intention to place the protected person in such a facility, the system as described in ORS 192.517(1).
6. If an objection is made to the placement, in the manner provided by ORS 125.075, the

Darlene M Davis
Respondent

Case No. 16-PRO1390

- IN ADDITION:

OR

The guardian shall promptly mail copies of this order to all persons who received notice of the petition.

Signed: 9/7/2016 1:38:51 PM

Circuit Court Judge Cameron F. Wogan
Circuit Court Judge

Print Name _____

///

Certificate of Document Preparation: You are required to truthfully complete this certificate regarding the document you are filing with the court. Check all boxes and complete all blanks that apply:

☒ I selected this document for myself and I completed it without paid assistance.

☐ I paid or will pay money to _____ for assistance in preparing this form.

I am the petitioner in the above-entitled matter and I hereby declare that the foregoing Limited Judgment Appointing a Guardian for an Adult is true and accurate to the best of my knowledge and belief, and I understand that it is made for use as evidence in court and is subject to penalty for perjury.

Submitted by:

Jack L. Davis
Petitioner's Signature

Jack L. Davis
Print Name

4722 Alpine Dr. Klamath Falls
Address or Contact Address

City, State, Zip 97603

541-281-3708
Telephone Fax (if any)

Darlene M Davis
Respondent

Case No. 16-PR01390