



2020-000754
Klamath County, Oregon
01/21/2020 09:05:03 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Compassionate Care Management, LLC as Conservator
for Shado Wilson, a protected person

P.O. BOX 5209

Central Point, OR 97502

Until a change is requested all tax statements shall be
sent to the following address:

Compassionate Care Management, LLC as Conservator
for Shado Wilson, a protected person

P.O. BOX 5209

Central Point, OR 97502

File No. 345006AM

STATUTORY WARRANTY DEED

Brooke Marshall,

Grantor(s), hereby convey and warrant to

Compassionate Care Management, LLC as Conservator for Shado Wilson, a protected person,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except
as specifically set forth herein:

**Lot 3 and 4 in Block 19 of MOUNTAIN VIEW ADDITION to the City of Klamath Falls, according to the
official plat thereof on file in the office of the County Clerk of Klamath County, Oregon EXCEPTING
THEREFROM that portion of Lot 4 more particularly described as follows:**

**Beginning at the Southwest corner of said Lot 4, thence North 00° 05' 28" West 118.04 feet to the Northwest
corner of said Lot 4, thence North 89° 50' 02" East along the North line of said Lot 4, 1.00 feet, thence South
00° 23' 40" West 118.05 feet to the point of beginning.**

The true and actual consideration for this conveyance is \$339,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and
those shown below, if any:

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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.

Dated this 16th day of JANUARY, 2020

Brooke Marshall
Brooke Marshall

State of Idaho } ss
County of BLAINE

On this 16th day of JAN, 2020, before me, Nikkole Frazier a
Notary Public in and for said state, personally appeared Brooke Marshall, known or identified to me to be the person(s) whose
name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first
above written.

Nikkole Frazier
Notary Public for the State of Idaho

Residing at: Ketchum ID

Commission Expires: 1/31/2024

