

2021-004587

Klamath County, Oregon



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03/26/2021 12:53:28 PM

Fee: \$102.00

Recording Requested By and

When Recorded, Mail To:

Jessica Rowen Perl, Esq.
Ross, Hackett, Dowling, Valencia & Walti
A Professional Corporation
600 El Camino Real
P.O. Box 279
San Bruno, CA 94066

Mail Tax Statements To:

Ginger Oliver
532 Lafayette Avenue, Apt. C
San Leandro, CA 94577

**DEED
(CERTIFICATION OF INCAPACITY OF TRUSTEE)
Consideration - Estate Planning**

On February 16, 2021, PATRICIA HULEN, Settlor, Trustor, and Trustee of the PATRICIA HULEN REVOCABLE TRUST DATED APRIL 27, 2009, AS AMENDED, was declared by a licensed physician to be incapable of serving as Trustee of said Trust. A copy of the physician declaration is attached hereto. Article 3 of said Trust as amended appointed GINGER OLIVER as Successor Trustee of the PATRICIA HULEN REVOCABLE TRUST DATED APRIL 27, 2009, AS AMENDED. GINGER OLIVER is the duly appointed and current acting Successor Trustee.

The following real property is among the assets of the said Trust:

1. Real property situated in the County of Klamath and State of Oregon, described as follows, to-wit:

**Lot 1 Block 87, Klamath Falls Forest Estates Highway 66 Unit 4, Klamath County, Oregon,
Assessor's Parcel #3711-023A0-03800**

and also subject to all conditions, restrictions, reservations, easements, exceptions, rights and/or

rights of way affecting said property (including any Declaration of Restrictions recorded with this subdivision recorded in the Office of the Klamath County, Oregon Recorder, of which are incorporated herein by reference to said Declaration with the same effect as though fully set forth herein).

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

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized In fee simple of the above granted premises, free from all encumbrances

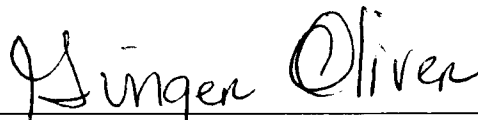
and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$NONE**.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, I have hereunto set my hand at San Bruno, California, this

1st day of March, 2021.



GINGER OLIVER

Successor Trustee of the Patricia Hulen Revocable Trust
Dated April 27, 2009, as Amended

NOTARIAL ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

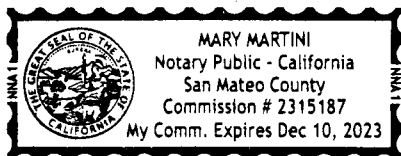
[illegible]

On March 11, 2021, before me, Mary Martini, a Notary Public, personally appeared GINGER OLIVER, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Seal)



~~Signature of Notary Public~~



February 16, 2021

To Whom It May Concern,

Ms. Patricia Hulen is a patient who was admitted to Pacifica Nursing and Rehabilitation Center on the date of 01/30/2021. Due to Ms. Hulen's principal diagnosis of dementia, along with the comorbidities associated, she does not have the mental capacity to make decisions on her own. All decisions should be made through her durable power of attorney, Ginger Oliver, for Ms. Hulen's safety.

Please contact me if there are any questions.

Thank you!

Gerald Murphy Jr, MD
2250 Hayes St., Ste #203
San Francisco, CA 94117
(415) 750-0182



Sutter Health

Palo Alto Medical Foundation

We Plus You

BURLINGAME INTERNAL MEDICINE
1501 TROUSDALE DR, 3RD FLOOR
BURLINGAME CA 94010
Phone: 650-652-8500
Fax: 650-652-8501

Re: Patricia Hulen
DOB: 9/30/1938

March 1, 2021

To Whom it May Concern:

Ms. Hulen was seen in my office today. She has severe memory loss and meets criteria to be labeled as having dementia. She is incompetent to manage her financial affairs.

Sincerely,

Spencer T Lowe, MD