

2021-010832

Klamath County, Oregon



00283744202100108320060066

07/13/2021 10:27:49 AM

Fee: \$107.00

After Recording Return To:

Hindo Law Group, PLLC

P.O. Box 78210

Phoenix, AZ 85050

Phone: (602) 377-9369

Facsimile: (602) 391-2947

Email: jillian@hindolaw.com

Jillian Hindo, Esq. SBN – 027718

Attorneys for Reliance Fiduciary, LLC

CERTIFIED COPY

CLERK OF THE
SUPERIOR COURT
FILED
COUNCIL, DEP

21 JUL -6 PM 2:30

IN THE SUPERIOR COURT OF THE STATE OF ARIZONA

IN AND FOR THE COUNTY OF MARICOPA

In the Matter of the Guardianship and
Conservatorship of:

MONICA J. ROMIG

an Adult.

Case No.: PB2021-002050

LETTERS OF CONSERVATOR AND
ACCEPTANCE OF APPOINTMENT

LETTERS OF CONSERVATOR AND ACCEPTANCE OF APPOINTMENT

1. The Court appoints Reliance Fiduciary, LLC (License No. 20809) as Conservator for Monica J. Romig and is granted the general powers of a conservator pursuant to A.R.S. §§ 14-5424 and -5425.
2. Bond in the amount of FIVE HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$550,000.00) is required at this time.
3. Real property located at 24551 Hwy 140 E, Dairy OR, 97625 and as legally described in the Bargain and Sale Deed attached hereto as Exhibit "A" shall not be sold, conveyed, encumbered in any manner, or leased or rented for more than a 12-month period without further order of this Court.
4. The Conservator is authorized and ordered to record the Letters of Appointment of Conservator in those counties in which the ward owns real property, including

Klamath County, Oregon.

DATED this JUL 06 2021, 20 .

JEFF FINE, CLERK

Clerk of the Superior Court



By C. O'Neill

Deputy Clerk

C. O'Neill
Deputy Clerk

ACCEPTANCE OF APPOINTMENT

STATE OF ARIZONA)
) ss.

County of MARICOPA)

I, Reliance Fiduciary, LLC (License No. 20809) by and through its agent Christopher Leas (License No. 20785), accept the appointment as Conservator of Monica J. Romig and swear or affirm that I will perform the fiduciary duties of a Conservator.

Christopher Leas

Christopher Leas on behalf of
Reliance Fiduciary, LLC

SUBSCRIBED AND SWORN TO before me this 21st day of June by
Reliance Fiduciary, LLC by and through its agent Christopher Leas.

Clark A. Leuthold

Notary Public Seal

03/07/2023

Commission expiration date:



CLARK A. LEUTHOLD
Notary Public - Arizona
Maricopa Co. / #560452
Expires 03/07/2023

2018-006269

Klamath County, Oregon



00222710201800062690030030

05/22/2018 12:34:38 PM

Fee: \$52.00

After recording, please return to
and send tax statements to:
Mitchell Dean Cain, Successor Trustee
24551 Highway 140 E
Dairy OR 97625

BARGAIN AND SALE DEED

This Bargain and Sale Deed is executed this 16th day of May 2018, by Grantor, Mitchell Dean Cain, in his capacity as Successor Trustee of the Mary Cain Family Trust, uad February 12, 2010, and her successors in Trust, who conveys to Grantees, Mitchell Dean Cain and Monica Jean Romig, as tenants in common, the real property in Klamath County, Oregon, more particularly described as follows:

A parcel of land situate in the W $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 34, Township 38 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the West line of said W $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 34 which bears North a distance of 1530.0 feet from the $\frac{3}{4}$ inch iron pipe marking the Southwest corner of said Section 34; thence continuing North along said West line a distance of 452.85 feet; thence South 89° 52' East a distance of 600.0 feet to a $\frac{1}{2}$ inch iron pin; thence South, parallel with the West line of said Section 34, a distance of 451.45 feet to a $\frac{1}{2}$ inch iron pin; thence West a distance of 600.0 feet to a $\frac{1}{2}$ inch iron pin and the point of beginning.

TOGETHER WITH A NON-EXCLUSIVE ROAD ACCESS EASEMENT DESCRIBED AS:

A strip of land 60.00 feet in width lying 30.00 feet on each side of centerline for public roadway purposes situate in the W $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 34, Township 38 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian, in the County of Klamath, State of Oregon, and more particularly described as follows:

Beginning at a point on the South line of said Section 34 from which the Southwest corner of said Section 34 bears South 89° 51' 27" West, 1291.94 feet; thence leaving said Section line North 00° 54' 00" West parallel to but 30.00 feet Westerly of a parcel of land described in Book 245, page 17, Records of Klamath County, Oregon, a distance of 452.03 feet to the beginning of a curve; thence along the arc of a 150.00 feet radius curve to the left 233.64 feet (delta

89° 14' 33"); thence leaving said curve South 89° 51' 27" West, 1134.48 feet to a point on the Westerly line of said Section 34 from which the SW corner of said Section 34 bears South, 600.00 feet.

TOGETHER WITH:

Beginning at a point which is North 631.57 feet and East 630.00 feet from the SW corner of said Section 34; then running North, 1349.81 feet to a point of termination.

Klamath County Assessor's Parcel No. R-3811-V3400-00800-000 and Property ID R484728, and commonly referred to as 1256 Horton Road, Dairy, Oregon 97625.

The true and actual consideration for this transfer is trust estate distribution.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007,

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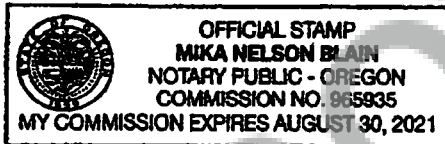
SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, said Grantor has executed this instrument this 16th day of May 2018.

Mitchell Dean Cain
Mitchell Dean Cain, Successor Trustee

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on May 16, 2018, by Mitchell Dean Cain, in his capacity as Successor Trustee of the Mary Cain Family Trust, uad February 12, 2010, and her successors in Trust.



Mika Nelson Blain
Notary Public for Oregon
My Commission Expires: 8/30/21

Unofficial
Copy

The foregoing instrument is a full, true and correct copy of the original on file in this office.

I further certify that the Order/Statement appointing the
☒ Personal Representative ☐ Guardian
☒ Conservator ☐ Special Administrator
was signed on JUN 29 2021 and that these
letters have not been revoked.

Attest JUL 07 2021 20
JEFF FINE, Clerk of the Superior Court of the State of
Arizona, in and for the County of Maricopa.

By C. O'Neill, Deputy

C. O'Neill
Deputy Clerk