After Recording, Return To:
Brett S. Carson
Carson & Baker
2035 NE 42nd Avenue
Portland, Oregon 97213

Grantor: ANTON R. ZELLER, JR., Conservator for JEAN E. NELSON 507 SE 104th Avenue Vancouver, WA 98664	Until A Change Is Requested, Send All Tax Statements To: ANTON R. ZELLER, JR., Trustee of the JEAN E. NELSON FAMILY TRUST 507 SE 104th Avenue Vancouver, WA 98664
Grantee: ANTON R. ZELLER, JR., Trustee of the JEAN E. NELSON FAMILY TRUST 507 SE 104th Avenue Vancouver, WA 98664	Consideration: $0 [This Deed is being executed in accordance with Multnomah County Circuit Court Case No. 17PR01466 Order dated February 12, 2024]

Warranty Deed – Statutory Form

ANTON R. ZELLER, JR., Conservator for JEAN E. NELSON, Grantor, conveys and warrants to ANTON R. ZELLER, JR., Trustee, or the Successor Trustee of the JEAN E. NELSON FAMILY TRUST dated September 1, 2023, Grantee, the following described real property, free of encumbrances except as specifically set forth herein, situated in Klamath County, Oregon, to wit:

Lot 10 in Block 2 Tract No. 1052, Crescent Pines, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

and more commonly known as 139920 Bearskin Road, Crescent Lake, OR 97733.

The true consideration for this conveyance is $-0-. This Deed is executed pursuant to a February 12, 2024 Order of the Circuit Court of the State of Oregon, County of Multnomah, entered in the Matter of the Conservatorship of JEAN E. NELSON, Multnomah County Circuit Court Case No. 17PR01466, wherein a Trust was established for the sole benefit of Jean E. Nelson, with Anton R. Zeller, Jr. as Trustee.

The liability and the obligations of Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under a standard policy of title insurance containing exceptions for matters of public record extended. It is the intention of Grantor to preserve existing title insurance coverage. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.
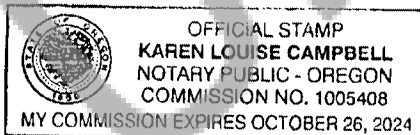
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 29th day of February, 2024.

Anton R. Zeller, Jr. Conservator for Jean Nelson
Anton R. Zeller, Jr., Conservator for
JEAN E. NELSON, Grantor

STATE OF OREGON, County of Multnomah) ss.

Personally appeared before me this 29th day of February, 2024, the above named ANTON R. ZELLER, JR., as Conservator for JEAN E. NELSON, Grantor and acknowledged the foregoing instrument to be his voluntary act and deed.

Karen Campbell
NOTARY PUBLIC FOR OREGON