



2024-002768
Klamath County, Oregon
04/12/2024 11:49:01 AM
Fee: \$102.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Elmer Kocurek
11111 Old Fort RD
Klamath Falls OR 97601

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

No change

File No. 619926AM

STATUTORY WARRANTY DEED

**Elmer Kocurek as Guardian for Amy Kocurek AKA Amethyst Lee Kocurek, a Protected Person,
Pursuant to order filed April 5, 2024 in Estate Case 21PR0029**

Grantor(s), hereby convey and warrant to

Mark T. Kasper,

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 11, Block 9, PLEASANT VIEW TRACTS, according to the official plat thereof on file in the
office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the Easterly
5 feet conveyed to Klamath County for road purposes in Volume 362, page 460, Deed Records of
Klamath County, Oregon**

The true and actual consideration for this conveyance is Sconfirming conveyance of 2023-000346

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:

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.

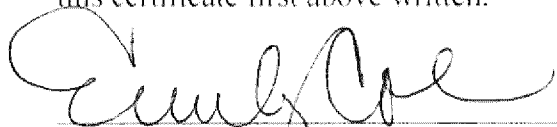
Dated this 9th day of April, 2024.



Elmer Kocurek, Guardian for Amy Kocurek also known as Amethyst Lee Kocurek, a Protected Person

State of Oregon } ss
County of Klamath }

On this 9 day of April, 2024, before me, Emily Coe a Notary Public in and for said state, personally appeared Elmer Kocurek as Guardian for Amy Kocurek also known as Amethyst Kocurek, a Protected Person, 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.



Notary Public for the State of Oregon

Residing at: Klamath Falls, OR

Commission Expires: 9/27/2025



Jennifer J. Schade, LLC
Attorney at Law
431 Main Street Klamath Falls Oregon 97601
PH: 541-851-9032

IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF KLAMATH

In the Matter of the Guardianship of:

Amethyst Lee Kocurek,
Respondent.

Case No. 21PR00219

**ORDER AUTHORIZING
GUARDIAN TO TRANSFER
INTEREST IN REAL PROPERTY**

THIS MATTER came before the Court on the claiming successor of Klamath County Case No. 1501662CV, Mark Kasper, giving the Guardian the authority to transfer the respondent's right, title, and interest in the real property.

IT IS HEREBY ORDERED that the Motion authorizing the Guardian to transfer the Respondent, Amethyst Lee Kocurek's right, title, and interest in the real property legal described in the attached Exhibit A, and incorporated herein is hereby

 X Granted

 Denied

IT IS HEREBY FURTHER ORDERED that the Guardian has all the legal authority to sign and transfer all of the Respondent, Amethyst Lee Kocurek's right title, and interest in the real property, legally described in the attached Exhibit A, as if he had been appointed as the conservatorship, for Judicial efficiency, as the Respondent has no further estate that the court needs to monitor.

APRIL 5, 2024

Kelly Kitz

Submitted By:
Jennifer J. Schade, OSB#075359
Jennifer@jschadelaw.com

Jennifer J. Schade, LLC
Attorney at Law
431 Main Street Klamath Falls Oregon 97601
PH: 541-851-9032

Certificate of Readiness - Compliance with UTCR 5.100

I certify that I have complied with UTCR 5.100, and the submission of this proposed Order is ready for judicial signature because: Service is not required pursuant to subsection (3) of this rule, or by statute, rule or otherwise.

Dated: April 5, 2024

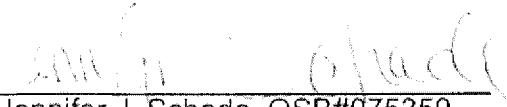

Jennifer J. Schade, OSB#075359

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 11, Block 9, PLEASANT VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the Easterly 5 feet conveyed to Klamath County for road purposes in Volume 362, page 460, Deed Records of Klamath County, Oregon