

MT67612 TM

Vol M05 Page 13077

page 1 of 13



State of Oregon, County of Klamath  
Recorded 02/28/2005 3:15 P m  
Vol M05 Pg 13077-089  
Linda Smith, County Clerk  
Fee \$ 81 # of Pgs 13

THIS SPACE RESERVED

After recording return to:

TIMOTHY WIEST

1070 MARINA VILLAGE PARKWAY, #101

ALAMEDA, CA 94501

Until a change is requested all

tax statements shall be sent to

The following address:

TIMOTHY WIEST

1070 MARINA VILLAGE PARKWAY, #101

ALAMEDA, CA 94501

Escrow No.

MT67612-TM

### STATUTORY WARRANTY DEED

**SEE ATTACHED EXHIBIT "A"**, Grantor(s) hereby convey and warrant to **TIMOTHY WIEST**, 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:

Government Lots 6, 11, 14 and 3, EXCEPTING THEREFROM: Beginning at the Northwest corner of Lot 3; thence East 330 feet, more or less; thence South 660 feet, more or less; thence West 330 feet, more or less; thence North 660 feet, more or less to the point of beginning in Section 33, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3507-03300-00600-000

Key No: 777760

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:

The true and actual consideration for this conveyance is **\$115,000.00**.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 24<sup>th</sup> day of February, 2005.

HEINZ G. ZANDT AND MARIA J. ZANDT TRUST

BY: \_\_\_\_\_  
HEINZ G. ZANDT, TRUSTEE

BY: \_\_\_\_\_  
MARIA J. ZANDT, TRUSTEE

GALUSKA FAMILY LIVING TRUST

BY: \_\_\_\_\_  
ALECK A. GALUSKA, TRUSTEE

BY: \_\_\_\_\_  
NELLIE GALUSKA, TRUSTEE

\_\_\_\_\_  
BRUCE COOPER

\_\_\_\_\_  
MARTINE COOPER

8/10 Am

ELLWOOD GARY AND HAZEL MARIE WILLOUGHBY FAMILY TRUST

BY: Ellwood Gary Willoughby - co Trustee  
ELLWOOD GARY WILLOUGHBY, CO-TRUSTEE

BY: Hazel Marie Willoughby  
HAZEL MARIE WILLOUGHBY, CO-TRUSTEE

State of CA  
County of ~~KLAMATH~~ Butte

This instrument was acknowledged before me on \_\_\_\_\_, 2005 by HEINZ G. ZANDT AND MARIA J. ZANDT TRUST, GALUSKA FAMILY LIVING TRUST, BRUCE COOPER, MARTINE COOPER and ELLWOOD GARY AND HAZEL MARIE WILLOUGHBY FAMILY TRUST.

\_\_\_\_\_  
(Notary Public)

My commission expires \_\_\_\_\_

## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

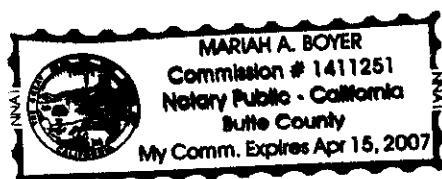
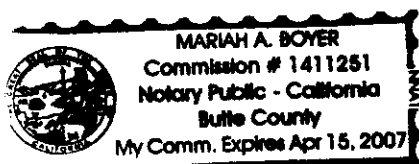
STATE OF CALIFORNIA

SS.

COUNTY OF Butte

On February 24, 2005 before me, the undersigned, a Notary Public in and for  
 said State personally appeared Ellwood Gary Willoughby and Hazel Marie Willoughby  
 Name(s) of Signer(s)

- ☐ Personally known to me OR ☒ 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.



(Area above for official notarial seal)

Witness my hand and official seal.

Signature of Notary

Name (Typed or Printed)

## Capacity Claimed by Signer

- ☐ Individual(s)  
☐ Corporate Officer(s) - Title(s) \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

- ☐ Partner(s)  
☐ Attorney-in-Fact  
☒ Trustee(s)  
☒ Guardian/Conservator  
☐ Other: \_\_\_\_\_  
 \_\_\_\_\_

Signer is Representing: Name of person(s) or  
 Entity(ies) \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

## Description of Attached Document

(Although this information is optional, it could prevent fraudulent attachment of this certificate to another document.)

This certificate is for attachment to the document described below:

Title or type of document Warranty Deed

Number of pages 2

Date of document N/A

Signer(s) other than named above \_\_\_\_\_  
H. Zandt, M. Zandt, A. Galuska,  
N. Galuska, B. Cooper, M. Cooper

**EXHIBIT "A"**  
**VESTING**

HEINZ G. ZANDT AND MARIA J. ZANDT,  
TRUSTEES OF THE HEINZ G. ZANDT AND MARIA J. ZANDT TRUST,  
DATED JANUARY 30, 1997,  
AS TO AN UNDIVIDED 3/24 INTEREST;

ALECK A. GALUSKA AND NELLIE GALUSKA,  
TRUSTEES OF THE GALUSKA FAMILY LIVING TRUST,  
DATED MAY 29, 2004,  
AS TO AN UNDIVIDED 7/24 INTEREST;

BRUCE COOPER AND MARTINE COOPER,  
AS TENANTS BY THE ENTIRETY,  
EACH AS TO AN UNDIVIDED 3/24 INTEREST;

ELLWOOD GARY WILLOUGHBY AND HAZEL MARIE WILLOUGHBY,  
CO-TRUSTEES OF THE ELLWOOD GARY WILLOUGHBY AND HAZEL MARIE  
WILLOUGHBY FAMILY TRUST,  
DATED JULY 22, 1998,  
AS TO AN UNDIVIDED 7/24 INTEREST;

AND

BRUCE COOPER,  
AS TO AN UNDIVIDED 4/24 INTEREST



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

TIMOTHY WIEST

1070 MARINA VILLAGE PARKWAY, #101

ALAMEDA, CA 94501

Until a change is requested all

tax statements shall be sent to

The following address:

TIMOTHY WIEST

1070 MARINA VILLAGE PARKWAY, #101

ALAMEDA, CA 94501

Escrow No. MT67612-TM

### STATUTORY WARRANTY DEED

**SEE ATTACHED EXHIBIT "A"**, Grantor(s) hereby convey and warrant to **TIMOTHY WIEST**, 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:

Government Lots 6, 11, 14 and 3, EXCEPTING THEREFROM: Beginning at the Northwest corner of Lot 3; thence East 330 feet, more or less; thence South 660 feet, more or less; thence West 330 feet, more or less; thence North 660 feet, more or less to the point of beginning in Section 33, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3507-03300-00600-000

Key No: 777760

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:

The true and actual consideration for this conveyance is **\$115,000.00**.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 24<sup>th</sup> day of FEBRUARY, 2005.

HEINZ G. ZANDT AND MARIA J. ZANDT TRUST

BY: \_\_\_\_\_  
HEINZ G. ZANDT, TRUSTEE

BY: \_\_\_\_\_  
MARIA J. ZANDT, TRUSTEE

GALUSKA FAMILY LIVING TRUST

BY: \_\_\_\_\_  
ALECK A. GALUSKA, TRUSTEE

BY: \_\_\_\_\_  
NELLIE GALUSKA, TRUSTEE

  
BRUCE COOPER

  
MARTINE COOPER

ELLWOOD GARY AND HAZEL MARIE WILLOUGHBY FAMILY TRUST

BY: \_\_\_\_\_  
ELLWOOD GARY WILLOUGHBY, CO-TRUSTEE

BY: \_\_\_\_\_  
HAZEL MARIE WILLOUGHBY, CO-TRUSTEE

State of California  
County of ~~KLAMATH~~ LOS ANGELES

This instrument was acknowledged before me on 2/24/\_\_\_\_\_, 2005 by HEINZ G. ZANDT AND MARIA J. ZANDT TRUST, GALUSKA FAMILY LIVING TRUST, BRUCE COOPER, MARTINE COOPER and ELLWOOD GARY AND HAZEL MARIE WILLOUGHBY FAMILY TRUST.

  
(Notary Public)

My commission expires 12-21-2006



**EXHIBIT "A"**  
**VESTING**

HEINZ G. ZANDT AND MARIA J. ZANDT,  
TRUSTEES OF THE HEINZ G. ZANDT AND MARIA J. ZANDT TRUST,  
DATED JANUARY 30, 1997,  
AS TO AN UNDIVIDED 3/24 INTEREST;

ALECK A. GALUSKA AND NELLIE GALUSKA,  
TRUSTEES OF THE GALUSKA FAMILY LIVING TRUST,  
DATED MAY 29, 2004,  
AS TO AN UNDIVIDED 7/24 INTEREST;

BRUCE COOPER AND MARTINE COOPER,  
AS TENANTS BY THE ENTIRETY,  
EACH AS TO AN UNDIVIDED 3/24 INTEREST;

ELLWOOD GARY WILLOUGHBY AND HAZEL MARIE WILLOUGHBY,  
CO-TRUSTEES OF THE ELLWOOD GARY WILLOUGHBY AND HAZEL MARIE  
WILLOUGHBY FAMILY TRUST,  
DATED JULY 22, 1998,  
AS TO AN UNDIVIDED 7/24 INTEREST;

AND

BRUCE COOPER,  
AS TO AN UNDIVIDED 4/24 INTEREST



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

TIMOTHY WIEST

1070 MARINA VILLAGE PARKWAY, #101

ALAMEDA, CA 94501

Until a change is requested all

tax statements shall be sent to

The following address:

TIMOTHY WIEST

1070 MARINA VILLAGE PARKWAY, #101

ALAMEDA, CA 94501

Escrow No. MT67612-TM

### STATUTORY WARRANTY DEED

**SEE ATTACHED EXHIBIT "A"**, Grantor(s) hereby convey and warrant to **TIMOTHY WIEST**, 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:

Government Lots 6, 11, 14 and 3, EXCEPTING THEREFROM: Beginning at the Northwest corner of Lot 3; thence East 330 feet, more or less; thence South 660 feet, more or less; thence West 330 feet, more or less; thence North 660 feet, more or less to the point of beginning in Section 33, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3507-03300-00600-000

Key No: 777760

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:

The true and actual consideration for this conveyance is **\$115,000.00**.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 25 day of Feb., 2005

HEINZ G. ZANDT AND MARIA J. ZANDT TRUST

BY: \_\_\_\_\_  
HEINZ G. ZANDT, TRUSTEE

BY: \_\_\_\_\_  
MARIA J. ZANDT, TRUSTEE

GALUSKA FAMILY LIVING TRUST

BY: Aleck A. Galuska Trustee  
ALECK A. GALUSKA, TRUSTEE

BY: Nellie Galuska Trustee  
NELLIE GALUSKA, TRUSTEE

NOTARIZED FOR  
ALECK A. GALUSKA  
AND NELLIE GALUSKA ONLY wh  
NOTARY  
PUBLIC

BRUCE COOPER

MARTINE COOPER



ELLWOOD GARY AND HAZEL MARIE WILLOUGHBY FAMILY TRUST

NOTARIZED FOR  
ALECK A. GALUSKA  
AND NELLIE GALUSKA ONLY  
NH  
NOTARY  
PUBLIC

BY: \_\_\_\_\_  
ELLWOOD GARY WILLOUGHBY, CO-TRUSTEE

BY: \_\_\_\_\_  
HAZEL MARIE WILLOUGHBY, CO-TRUSTEE

State of CALIFORNIA  
County of CLAY ORANGE

This instrument was acknowledged before me on FEB. 25, 2005 by HEINZ G. ZANDT AND MARIA J. ZANDT TRUST, GALUSKA FAMILY LIVING TRUST, BRUCE COOPER, MARTINE COOPER and ELLWOOD GARY AND HAZEL MARIE WILLOUGHBY FAMILY TRUST nh

Nancy Hunter NANCY HUNTER  
(Notary Public)

My commission expires NOVEMBER 26, 2006



**EXHIBIT "A"**  
**VESTING**

HEINZ G. ZANDT AND MARIA J. ZANDT,  
TRUSTEES OF THE HEINZ G. ZANDT AND MARIA J. ZANDT TRUST,  
DATED JANUARY 30, 1997,  
AS TO AN UNDIVIDED 3/24 INTEREST;

ALECK A. GALUSKA AND NELLIE GALUSKA,  
TRUSTEES OF THE GALUSKA FAMILY LIVING TRUST,  
DATED MAY 29, 2004,  
AS TO AN UNDIVIDED 7/24 INTEREST;

BRUCE COOPER AND MARTINE COOPER,  
AS TENANTS BY THE ENTIRETY,  
EACH AS TO AN UNDIVIDED 3/24 INTEREST;

ELLWOOD GARY WILLOUGHBY AND HAZEL MARIE WILLOUGHBY,  
CO-TRUSTEES OF THE ELLWOOD GARY WILLOUGHBY AND HAZEL MARIE  
WILLOUGHBY FAMILY TRUST,  
DATED JULY 22, 1998,  
AS TO AN UNDIVIDED 7/24 INTEREST;

AND

BRUCE COOPER,  
AS TO AN UNDIVIDED 4/24 INTEREST

page 11 of 13



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

TIMOTHY WIEST

1070 MARINA VILLAGE PARKWAY, #101

ALAMEDA, CA 94501

Until a change is requested all

tax statements shall be sent to

The following address:

TIMOTHY WIEST

1070 MARINA VILLAGE PARKWAY, #101

ALAMEDA, CA 94501

Escrow No. MT67612-TM

**STATUTORY WARRANTY DEED**

**SEE ATTACHED EXHIBIT "A"**, Grantor(s) hereby convey and warrant to **TIMOTHY WIEST**, 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:

Government Lots 6, 11, 14 and 3, EXCEPTING THEREFROM: Beginning at the Northwest corner of Lot 3; thence East 330 feet, more or less; thence South 660 feet, more or less; thence West 330 feet, more or less; thence North 660 feet, more or less to the point of beginning in Section 33, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3507-03300-00600-000

Key No: 777760

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:

The true and actual consideration for this conveyance is **\$115,000.00**.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 23<sup>rd</sup> day of February, 2005.

HEINZ G. ZANDT AND MARIA J. ZANDT TRUST

BY: Heinz G. Zandt, Trustee  
HEINZ G. ZANDT, TRUSTEE

BY: Maria J. Zandt  
MARIA J. ZANDT, TRUSTEE

GALUSKA FAMILY LIVING TRUST

BY: \_\_\_\_\_  
ALECK A. GALUSKA, TRUSTEE

BY: \_\_\_\_\_  
NELLIE GALUSKA, TRUSTEE

BRUCE COOPER

MARTINE COOPER


ELLWOOD GARY AND HAZEL MARIE WILLOUGHBY FAMILY TRUST

BY: \_\_\_\_\_  
ELLWOOD GARY WILLOUGHBY, CO-TRUSTEE

BY: \_\_\_\_\_  
HAZEL MARIE WILLOUGHBY, CO-TRUSTEE

State of California  
County of ~~KLAMATH~~ Los Angeles

This instrument was acknowledged before me on February 23rd, 2005 by HEINZ G. ZANDT AND MARIA J. ZANDT TRUST, GALUSKA FAMILY LIVING TRUST, BRUCE COOPER, MARTINE COOPER and ELLWOOD GARY AND HAZEL MARIE WILLOUGHBY FAMILY TRUST.



(Notary Public)

My commission expires Sept 30, 2005



**EXHIBIT "A"**  
**VESTING**

HEINZ G. ZANDT AND MARIA J. ZANDT,  
TRUSTEES OF THE HEINZ G. ZANDT AND MARIA J. ZANDT TRUST,  
DATED JANUARY 30, 1997,  
AS TO AN UNDIVIDED 3/24 INTEREST;

ALECK A. GALUSKA AND NELLIE GALUSKA,  
TRUSTEES OF THE GALUSKA FAMILY LIVING TRUST,  
DATED MAY 29, 2004,  
AS TO AN UNDIVIDED 7/24 INTEREST;

BRUCE COOPER AND MARTINE COOPER,  
AS TENANTS BY THE ENTIRETY,  
EACH AS TO AN UNDIVIDED 3/24 INTEREST;

ELLWOOD GARY WILLOUGHBY AND HAZEL MARIE WILLOUGHBY,  
CO-TRUSTEES OF THE ELLWOOD GARY WILLOUGHBY AND HAZEL MARIE  
WILLOUGHBY FAMILY TRUST,  
DATED JULY 22, 1998,  
AS TO AN UNDIVIDED 7/24 INTEREST;

AND

BRUCE COOPER,  
AS TO AN UNDIVIDED 4/24 INTEREST