

1st 1771429

2011-011673
Klamath County, Oregon



After recording return to:
Callie Gilchrist Raab

Until a change is requested all tax statements
shall be sent to the following address:
Callie Gilchrist Raab
Same As Above

File No.: 7021-1771429 (ALF)
Date: October 03, 2011

THIS SPACE R



10/18/2011 12:55:49 PM

Fee: \$42.00

STATUTORY WARRANTY DEED

Wayne A. Zimmers and Pamliia Zimmers, as Trustees of the Zimmers Loving Trust, dated November 23, 2009, Grantor, conveys and warrants to Callie Gilchrist Raab and Kimberly Gilchrist and Cindi S Gilchrist-Posadas, all with full rights of survivorship, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

THAT PART OF THE NW 1/4 NE 1/4 OF SECTION 23, TOWNSHIP 38 SOUTH, RANGE 11 1/2 EAST OF THE WILLAMETTE MERIDIAN IN THE COUNTY OF KLAMATH, STATE OF OREGON, LYING SOUTHEASTERLY OF HIGHWAY 140 AS NOW LOCATED.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. Taxes for the fiscal year 2011-2012 a lien due but not yet payable.

The true consideration for this conveyance is **\$42,500.00**. (Here comply with requirements of ORS 93.030)

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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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 13 day of October, 2011.

Wayne A. Zimmers and Pamliia Zimmers, as
Trustees of the Zimmers Loving Trust, dated
November 23, 2009

Wayne A. Zimmers Trustee
Wayne A. Zimmers, Trustee

Pamliia Zimmers Trustee
Pamliia Zimmers, Trustee
Pamliia

STATE OF VA)
County of Henry) ss.

This instrument was acknowledged before me on this 13 day of October, 2011
by ~~Zimmers Loving Trust~~: Wayne A. Zimmers and Pamliia Zimmers

Teresa Bateman

Teresa Bateman
Notary Public 369662
Commonwealth of Virginia
My Commission Expires 4-30-13

Notary Public for VA
My commission expires: 4-30-13