

Grantor's Name and Address
Lynne M. Zimmerman, Successor Trustee
John and Marlys O'Neill Family Trust
5875 SW 90th Ave.
Portland OR 97225

Grantee's Name and Address
Lynne M. Zimmerman and Gregory
Zimmerman, John Carl O'Neill and
Shelley A. O'Neill
5875 SW 90th Ave.
Portland, OR 97225

After Recording Return to:
Bradford J. Aspell
Aspell, Della-Rose & Associates
122 S. Fifth Street
Klamath Falls OR 97601

Until requested otherwise, send all tax statements to:
Lynne M. Zimmerman
5875 SW 90th Ave.
Portland OR 97225

2012-005670
Klamath County, Oregon



05/24/2012 03:38:17 PM

Fee: \$37.00

BARGAIN AND SALE DEED

I, Lynne M. Zimmerman, Successor Trustee of the John and Marlys O'Neill Family Trust, UID August 29, 2002 and Second Successor Trustee of the Marlys A. O'Neill Credit Shelter Trust, UID August 29, 2002, does hereby grant, bargain and convey, to Lynne M. Zimmerman and Gregory O. Zimmerman, wife and husband, as to an undivided $\frac{1}{3}$ interest, John Carl O'Neill as to an undivided $\frac{1}{3}$ interest, and Shelley A. O'Neill as to an undivided $\frac{1}{3}$ interest and, the following described real property situate in Klamath County, Oregon, to wit:

PARCEL A: RESIDENCE

Parcel 1: (Residence) Lot 4 and the south $\frac{1}{2}$ of Lot 5 in Block 12 of Hillside Addition to the City of Klamath Falls, Oregon according to the duly recorded plat thereof on record in the Office of the County Clerk of Klamath County, Oregon.

PARCEL B: GOVERNMENT HILL

Parcel 2, Government Hill: A parcel beginning on the Westerly line of Lot 3, Section 10, Township 38 South, Range 8 E.W.M., 11.74 chains South of the Northwesterly corner of said Lot 3, thence East 23.74 chains, more or less, to the shore line of Upper Klamath (of Big Klamath) Lake; thence Southeasterly along the meander line of said lake to the Southeasterly corner of said Lot 3, thence Westerly along the South line of said Lot 3, th the Southwest corner of said Lot 3, thence North along the West line of said Lot 3 to the place of beginning, being the South 34.21 acres mor or less of said Lot 3 of Section 10, township 38 South, Range 8 E.W.M., according to the government survey thereof.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ distribution of estate/trust assets. In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

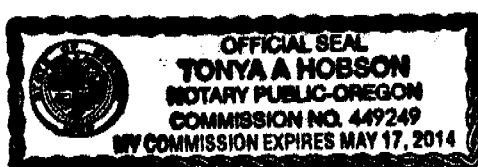
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 18 day of May, 2012.

Lynne M. Zimmerman
Lynne M. Zimmerman, Successor Trustee

STATE OF Oregon, County of Washington)ss:

ACKNOWLEDGED BEFORE ME this 18th day of May, 2012, by Lynne M. Zimmerman



Tonya A. Hobson
NOTARY PUBLIC FOR OREGON
My Commission Expires: May 17, 2014