



THIS SPACE RESERVED FOR RECORDER'S USE

2013-002006

Klamath County, Oregon

02/22/2013 02:24:05 PM

Fee: \$57.00

After recording return to:

SUMMER M. BURDICK

1404 N Eldorado Ave.

Klamath Falls, OR 97601

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

SUMMER M. BURDICK

1404 N Eldorado Ave.

Klamath Falls, OR 97601

Escrow No. MT96190-DS

Title No. 0096190

SWD r.020212

STATUTORY WARRANTY DEED

LYNNE M. ZIMMERMAN and GREGORY O. ZIMMERMAN, husband and wife JOHN CARL O'NEILL and SHELLEY A. O'NEILL,

Grantor(s), hereby convey and warrant to

SUMMER M. BURDICK and NOLAN P. BANISH, as tenants by the entirety,

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:

Lots 4 and 5, Block 12, HILLSIDE ADDITION to Klamath Falls, Oregon, Excepting therefrom that portion of Lot 4 lying Northerly of a line drawn 25 feet Northerly of and parallel to the line between Lots 4 and 5 in said Block 12 of HILLSIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, as conveyed by Volume 252 at Page 411 of Deed Records.

The true and actual consideration for this conveyance is **\$185,000.00**.

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:

THIS DOCUMENT IS BEING SIGNED IN COUNTERPART.

57 AMJ

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 20 day of February 2013.

LYNNE M. ZIMMERMAN

GREGORY O. ZIMMERMAN

JOHN CARL O'NEILL

SHELLEY A. O'NEILL

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on February 20 2013 by JOHN CARL O'NEILL.



Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/2015

State of Oregon
County of _____

This instrument was acknowledged before me on _____, 2013 by LYNNE M. ZIMMERMAN and GREGORY O. ZIMMERMAN.

(Notary Public for Oregon)

My commission expires _____

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 20 day of February, 2013

Lynne M. Zimmerman
LYNNE M. ZIMMERMAN

Gregory O. Zimmerman
GREGORY O. ZIMMERMAN

John Carl O'Neill
JOHN CARL O'NEILL

Shelley A. O'Neill
SHELLEY A. O'NEILL

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on _____, 2013 by JOHN CARL O'NEILL.

(Notary Public for Oregon)

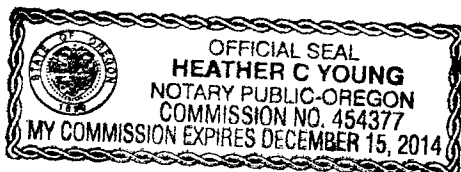
My commission expires _____

State of Oregon
County of Washington

This instrument was acknowledged before me on 2/20/13, 2013 by LYNNE M. ZIMMERMAN and GREGORY O. ZIMMERMAN.

Heather C Young
(Notary Public for Oregon)

My commission expires 12/15/14



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 21 day of 2-13, _____.

LYNNE M. ZIMMERMAN

JOHN CARL O'NEILL

GREGORY O. ZIMMERMAN

Shelley A. O'Neill
SHELLEY A. O'NEILL

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on _____, 2013 by JOHN CARL O'NEILL.

(Notary Public for Oregon)

My commission expires _____

State of Oregon
County of _____

This instrument was acknowledged before me on _____, 2013 by LYNNE M. ZIMMERMAN and GREGORY O. ZIMMERMAN.

(Notary Public for Oregon)

My commission expires _____

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

State of California)
)ss.
County of Santa Cruz)

On February 21, 2013 before me, Margaret Warungi, Notary Public,
personally appeared Shelley A. O'Neill, who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct. WITNESS my hand and official seal.

Signature Margaret Warungi (Seal)

