

Marty Fimmel and MaryAnn Senn-Fimmel, AKA Mary Ann Senn Fimmel  
Grantors

Marty Fimmel and MaryAnn Senn-Fimmel, Trustees  
820 Quail Park Circle  
Klamath Falls, OR 97601  
Grantees

2020-011509

Klamath County, Oregon



09/10/2020 01:19:33 PM

Fee: \$82.00

After recording return to:  
Grantees

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

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Marty Fimmel and MaryAnn Senn-Fimmel, AKA Mary Ann Senn Fimmel, hereinafter called the grantors, for the consideration hereinafter stated, to grantor paid by Marty Fimmel and MaryAnn Senn-Fimmel, Trustees of the Fimmel LIVING TRUST hereinafter called the grantees, do hereby grant, bargain, sell and , bargain, sell and convey unto the said grantees and grantees' heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

**LOT 11, TRACT 1432-QUAIL POINT ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN KLAMATH COUNTY, OREGON, being a replat of Parcel 2 of the land Partition 27-93 and Lots 18-26, block 10 of Buena Vista Addition, situated in the SW 1/4 of Section 19 and the NW 1/4 of Section 30, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.**

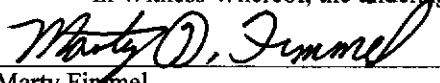
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES, 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 197.352

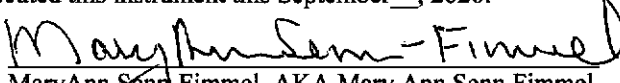
To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the undersigned grantor, has executed this instrument this September 9, 2020.

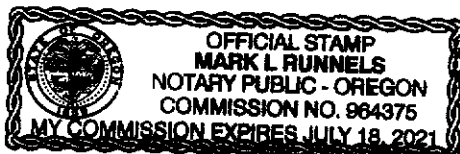
  
Marty Fimmel

  
MaryAnn Senn-Fimmel, AKA Mary Ann Senn Fimmel

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Marty Fimmel and MaryAnn Senn-Fimmel, AKA Mary Ann Senn Fimmel, and each acknowledge the foregoing instrument to be their voluntary act and deed.

(S E A L)



Before me:   
Notary Public for Oregon

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