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NO PART OF ANY STEVENS-NESS FORM MAY BE

2020-012339

Klamath County, Oregon



00266295202000123390030039

09/28/2020 08:46:26 AM

Fee: \$92.00

SPACE RESERVED
FOR
RECORDER'S USE

LYNNE M. ZIMMERMAN AND GREGORY

ZIMMERMAN

JOHN CARL O'NEILL

5875 S.W. 90th AVE.

PORTLAND, OR. 97225

Grantor's Name and Address

SHANE WATTERBERG

172 DAHLIA

KLAMATH FALLS, OR. 97601

Grantee's Name and Address

After recording, return to (Name and Address):

LYNNE M. ZIMMERMAN

5875 S.W. 90th AVE.

PORTLAND, OR. 97225

Until requested otherwise, send all tax statements to (Name and Address):

SHANE WATTERBERG

172 DAHLIA

KLAMATH FALLS, OR. 97601

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that

LYNNE M. ZIMMERMAN AND GREGORY
ZIMMERMAN AND JOHN CARL O'NEILLhereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto SHANE
WATTERBERG

hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH COUNTY, County, State of Oregon, described as follows (legal description of property):

GOVERNMENT LOT 4, SECTION 36, TOWNSHIP 34 SOUTH,
RANGE 7 1/2 EAST OF THE WILLAMETTE MERIDIAN,
KLAMATH COUNTY, OREGON.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 2,000. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols [Ⓢ], if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on SEPT. 16, 2020; any signature on behalf of a business or other entity is made with the authority of that entity.

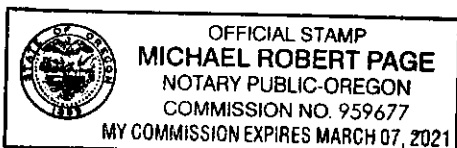
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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

STATE OF OREGON, County of Washington ss.

This instrument was acknowledged before me on September 16, 2020
by Gregory Zimmerman and Lynne Zimmerman

This instrument was acknowledged before me on September 21, 2020
by John O'Neill

as
of



Notary Public for Oregon

My commission expires 03/07/2021



State of: Oregon
County of: Klamath
The forgoing document was acknowledged
before me 21 day of SEP, 2020
Mason Louis Otero
Your Name Here, Notary Public
My Commission Expires: 01/28/2023

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
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, Successor Trustee
John and Marlys O'Neill Family Trust
5875 SW 90th Ave.
Portland OR 97225

2012-005671
Klamath County, Oregon



00118752201200056710020026

05/24/2012 03:38:52 PM

Fee: \$42.00

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 $\frac{1}{2}$ interest, and John Carl O'Neill as to an undivided $\frac{1}{2}$ interest, each as tenants in common not with rights of survivorship, the following described real property situate in Klamath County, Oregon, to wit:

See attached Exhibit A.

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



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