



2022-006778
Klamath County, Oregon
05/31/2022 09:10:01 AM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Jody A. Carter

973 Harbor Isle Blvd.

Klamath Falls, OR 97601

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

Jody A. Carter

973 Harbor Isle Blvd.

Klamath Falls, OR 97601

File No. 538667AM

STATUTORY WARRANTY DEED

Richard H. Zbinden and Louise E. Ganong, as Trustees of the GZ Family Trust, uda May 18, 2006 and their successors in Trust as to an undivided 1/2 interest and Russell C. Carter and Jody Ann Carter, as Tenants in Common as to an undivided 1/2 interest,

Grantor(s), hereby convey and warrant to

Jody A. Carter,

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:

The Northwesterly 107.65 feet of Lot 8 and the Northeasterly 19.17 feet of the Northwesterly 107.65 feet of Lot 7, Block 48, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the most Northerly corner of Lot 8, Block 48, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, Oregon; thence Southeasterly along the Southwesterly boundary of 11th Street, 107.65 feet to alley; thence Southwesterly, parallel to Pine Street and along Northwesterly boundary of alley, 86 feet; thence Northwesterly parallel to 11th Street, 107.65 feet to the Southeasterly boundary of Pine Street; thence Northeasterly along the Southeasterly boundary of Pine Street, 86 feet to the point of beginning.

The true and actual consideration for this conveyance is \$67,500.00.

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:

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 24 day of May, 2022

Richard H. Zbinden and Louise E. Ganong, as Trustees of the GZ Family Trust, uda May 18, 2006

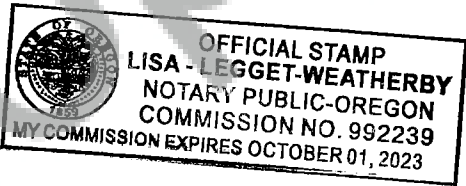
By: [Signature]
Richard H. Zbinden, Trustee
By: [Signature]
Louise E. Ganong, Trustee

Russell C. Carter
[Signature]
Jody Ann Carter

State of Oregon } ss
County of Clatsop

On this 13 day of May, 2022, before me, Lisa Legget-Weatherby, a Notary Public in and for said state, personally appeared Jody Ann Carter, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Notary Public for the State of Oregon
Residing at: Clatsop County
Commission Expires: 10/1/2023



State of Oregon } ss.
County of Clatsop

On this 24 day of May, 2022, before me, Lisa Legget-Weatherby, Notary Public in and for said state, personally appeared Richard H. Zbinden and Louise E. Ganong known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the GZ Family Trust, and acknowledged to me that they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Notary Public for the State of Oregon
Residing at: Clatsop
Commission Expires: 10/1/2023

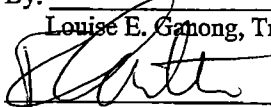


BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 24TH day of MAY, 2022

Richard H. Zbinden and Louise E. Ganong, as Trustees of the GZ Family Trust, uda May 18, 2006

By: _____
Richard H. Zbinden, Trustee

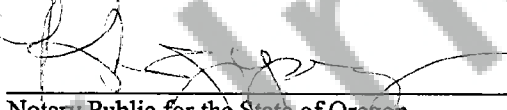
By: _____
Louise E. Ganong, Trustee


Russell C. Carter

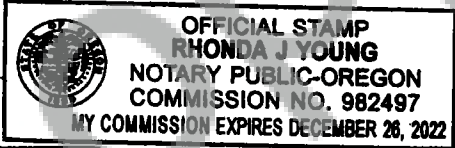
Jody Ann Carter

State of Oregon } ss
County of Jackson }

On this 24 day of MAY, 2022, before me, Rhonda J. Young a Notary Public in and for said state, personally appeared Russell C Carter, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Notary Public for the State of Oregon
Residing at: Medford
Commission Expires: 12-26-22



State of _____ } ss.
County of _____ }

On this _____ day of _____, 20____, before me, _____, a Notary Public in and for said state, personally appeared Richard H. Zbinden and Louise E. Ganong known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the GZ Family Trust, and acknowledged to me that they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____