



2022-007652

Klamath County, Oregon

06/21/2022 01:57:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Darin Elton Yates and Chanda Kim Aloysius Yates,
Trustees of the Aloysius-Yates Living Trust, Dated
4/22/2022

820 Quail Park Circle
Klamath Falls, OR 97601

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

Darin Elton Yates and Chanda Kim Aloysius Yates,
Trustees of the Aloysius-Yates Living Trust, Dated
4/22/2022

820 Quail Park Circle
Klamath Falls, OR 97601

File No. 540505AM

STATUTORY WARRANTY DEED

Marty Fimmel and MaryAnn Senn-Fimmel, Trustees of the Fimmel Living Trust,

Grantor(s), hereby convey and warrant to

**Darin Elton Yates and Chanda Kim Aloysius Yates, Trustees of the Aloysius-Yates Living Trust, Dated
4/22/2022,**

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:

**LOT 11, TRACT 1432-QUAIL POINT ESTATES, according to the official plat thereof on file in the office
of the County Clerk of Klamath County, Oregon, being a replat of Parcel 2 of land Partition 27-93 and Lots
18-26, Block 10 of Buena Vista Addition, situated in the SW ¼ of Section 19 and the NW ¼ of Section 30,
Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$600,000.00.

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:

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 14th day of June, 2022.

The Fimmel Living Trust

By: Marty Fimmel, Trustee
Marty Fimmel, Trustee

By: MaryAnn Senn-Fimmel, Trustee
MaryAnn Senn-Fimmel, Trustee

State of Oregon} ss.
County of Klamath}

On this 14th day of June, 2022, before me, Marjorie Anne Stuart, a Notary Public in and for said state, personally appeared Marty Fimmel and MaryAnn Senn-Fimmel known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Fimmel Living Trust, and acknowledged to me that he/she/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.

Marjorie Anne Stuart
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 5/18/2025

