



**2022-014583**  
Klamath County, Oregon  
12/28/2022 12:01:01 PM  
Fee: \$97.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Nicholas Gordon Moxley and Samuel Delmar Moxley

PO Box 104

Bonanza, OR 97623

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

Nicholas Gordon Moxley and Samuel Delmar Moxley

PO Box 104

Bonanza, OR 97623

File No. 566537AM

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### STATUTORY WARRANTY DEED

**Cynthia Doreen Smart-Zeigler, as Trustee of the Zeigler Living Trust, U/A dated August 3, 2022,**

Grantor(s), hereby convey and warrant to

**Nicholas Gordon Moxley and Samuel Delmar Moxley, as tenants in common, each as to an undivided 50% interest,**

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:

**See Attached Exhibit 'A'**

**SUBJECT TO: that certain DEED OF TRUST given as security for a debt and recorded as Instrument No. M06-10052, Mortgage Records of Klamath County, Oregon, wherein Harold Hilliker and John Steven Zeigler and Cynthia Doreen Smart-Ziegler is the Grantor and Jeff Garcelon as to an undivided ½ interest and Glenn Garcelon and Amy R. Garcelon as to an undivided ½ interest is the Beneficiary, WHICH INDEBTEDNESS SECURED BY SAID TRUST DEED GRANTEE HEREIN BY ACCEPTANCE OF THIS DEED ASSUMES AND CONVENANTS WITH THE GRANTOR HEREIN TO FULLY PAY**

The true and actual consideration for this conveyance is \$705,891.45.

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 22 day of December, 2022

Zeigler Living Trust U/A dated August 3, 2022

By: Cynthia Doreen Smart-Zeigler  
Cynthia Doreen Smart-Zeigler

State of California} ss.  
County of \_\_\_\_\_ }

On this \_\_\_\_ day of December, 2022, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared Cynthia Doreen Smart-Zeigler known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Zeigler Living Trust, U/A dated August 3, 2022, 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.

Notary Public for the State of California»  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

*See Attached*

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of San Diego

On 12/22/2022 before me, John Aldawoodi, Notary Public  
(insert name and title of the officer)

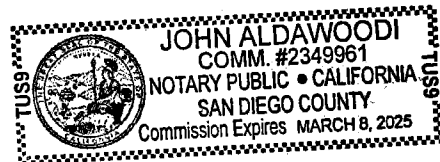
personally appeared Cynthia Doreen Smart-Zeigler,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by 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 

(Seal)



**EXHIBIT 'A'**

File No. 566537AM

Lot 7 and the SE1/4 SW1/4 and SW1/4 SE1/4 of Section 6, and Lots 1, 2, 3, and 4 and the W1/2 NE1/4 and NE1/4 NW1/4 of Section 7, all in Township 39 South, Range 11 East of the Willamette Meridian.

EXCEPTING THEREFROM that portion of Lot 4 in Section 7, lying South of Burgdorf Road.

ALSO EXCEPTING THEREFROM that portion conveyed to Klamath County by deed recorded April 12, 1937, in deed Volume 108, page 415, records of Klamath County, Oregon.