

**2023-002231**

**Klamath County, Oregon**



00313075202300022310030033

03/31/2023 11:36:33 AM

Fee: \$92.00

**AFTER RECORDING RETURN TO:**

David B. Brownhill  
David B. Brownhill, P.C.  
8555 SW Apple Way, Suite 300  
Portland, OR 97225

**MAIL TAX STATEMENTS TO:**

No Change

**GRANTORS' NAMES AND ADDRESSES:**

Lynne M. Zimmerman and Gregory O. Zimmerman  
5875 SW 90<sup>th</sup> Avenue  
Portland, OR 97225

**GRANTEE'S NAME AND ADDRESS:**

Gregory and Lynne Zimmerman Family Trust  
5875 SW 90<sup>th</sup> Avenue  
Portland, OR 97225

The true consideration for this conveyance is \$0; transfer to revocable grantor trust for estate planning.

**BARGAIN AND SALE DEED**

Lynne M. Zimmerman and Gregory O. Zimmerman, Grantors, convey to Gregory O. Zimmerman and Lynne M. Zimmerman, co-Trustees of the Gregory and Lynne Zimmerman Family Trust, u/t/a/d the 29<sup>th</sup> day of March 2023, Grantee, all of Grantors' right, title, and interest in and to the following described real property:

**Parcel 1**

Lots 1, 2 and 3 of Block 17 in the East ½ of Lot 28 of Block 17, Second Railroad Addition to the City of Klamath Falls, Oregon, Klamath County, Oregon.

**Parcel 2**

Lot 4, Block 17 of Second Railroad Addition to the City of Klamath Falls, Oregon, Klamath County, Oregon.

**Parcel 3**

Lot 5, Block 17 of Second Railroad Addition to the City of Klamath Falls, Klamath County, Oregon, excepting the southerly 5 feet of said Lot 5, Block 17.

**Parcel 4**

The southerly 5 feet of Lot 5 and all of Lots 6, 7, 8, and 9, Block 17 of Second Railroad Addition to the City of Klamath Falls, Klamath County, Oregon.

**Parcel 5**

Lots 10 and 11, Block 17 of Second Railroad Addition to the City of Klamath Falls, Oregon, Klamath County, Oregon.

### **Parcel 6**

A portion of Lot 28, Block 17 of "Plat of Second Railroad Addition to Klamath Falls, Oregon" situate in the southwest ¼ northwest ¼ of Section 33, T38S, R9EWM, Klamath County, Oregon being more particularly described as follows:

BEGINNING at the Northeasterly corner of said Lot 28; Thence South, along the East line of said Lot 28, 350.00 feet to the Southwest corner of Lot 7, Block 17; Thence S89° 47'09" E20.00 feet to the point of beginning, containing 7,000 square feet, more or less. See Map of "Property Line Adjustment 4-99" on file at the office of the Klamath County Surveyor.

### **Parcel 7**

Parcel 2, Government Hill: A parcel beginning on the Westerly line of Lot 3, Section 10, Township 38 South, Range 8 E.W.M., 11.74 chains South of the Northwesterly corner of said Lot 3; thence East 23.74 chains, more or less to the shore line of Upper Klamath (of Big Klamath) Lake; thence Southeasterly along the meander line of said lake to the Southeasterly corner of said Lot 3; thence Westerly along the South line of said Lot 3, to the Southwest corner of said Lot 3; thence North along the West line of said Lot 3 to the place of beginning, being the South 34.21 acres more or less of said Lot 3 of Section 10, Township 38 South, Range 8 E.W.M., according to the government survey thereof.

**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 the 29th day of March 2023.

Lynne M. Zimmerman  
Lynne M. Zimmerman

Gregory O. Zimmerman  
Gregory O. Zimmerman

STATE OF OREGON     )  
                                  ) ss.  
County of Washington )

On the 29th day of March 2023, personally appeared the above-named Lynne M. Zimmerman and Gregory O. Zimmerman and acknowledged the foregoing instrument to be their voluntary act and deed.

David B. Brownhill

