

**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



05/24/2012 03:38:52 PM

Fee: \$42.00

**2023-006087**  
Klamath County, Oregon  
07/21/2023 12:09:02 PM  
Fee: \$102.00

ReRecorded at the request of the parties to correct  
the legal description previously recorded in 2012-005671

## 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 1/2 interest, and John Carl O'Neill as to an undivided 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



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

970mt

**EXHIBIT A**

**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 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" \* E 20.00 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.

\*West 20.00 feet; thence North 350.00 feet to a point on the North Line of said Lot 28; thence North 89° 47'09"

**PARCEL 7 - Bly Mountain North**

The East ½ of the Northwest ¼ of Section 27, Township 37, South, Range 11 East Willamette Meridian, Klamath County less the South 198 feet of the Northeast ¼ Northwest ¼ Section 27, Township 37 South, Range 11, East Willamette Meridian, Klamath County, Oregon.

**PARCEL 8 - Bly Mountain South**

The Southeast ¼ of the Northwest ¼ less the Northerly 165 feet of Section 27, Township 37 South, Range 11, East Willamette Meridian, Klamath County, Oregon.

**PARCEL 9 - Wood River**

Government Lot 4, Section 36, Township 34 South, Range 7 ½ East of the Willamette Meridian, Klamath County, Oregon.

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John and Marlys O'Neill Family Trust  
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Portland OR 97225

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Zimmerman  
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2012-005671

Klamath County, Oregon



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Fee: \$42.00

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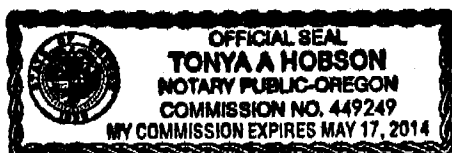
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DATED this 18 day of May, 2012.

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



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

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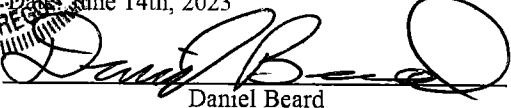


State of Oregon  
County of Klamath

I hereby certify that instrument #2012-005671,  
recorded on 5/24/2012, consisting of 3 page(s),  
is a correct copy as it appears on record at the  
Klamath County Clerk's office.

Rochelle Long, Klamath County Clerk

Date June 14th, 2023

  
Daniel Beard