



THIS SPACE RESERVED FOR F

2023-006090
Klamath County, Oregon
07/21/2023 12:09:02 PM
Fee: \$92.00

After recording return to:
Ryan D. McNiven and Brittany R. McNiven
1198 Buck Island DR
Klamath Falls, OR 97601Klamath Falls OR 97601

Until a change is requested all tax statements shall be sent to the following address:
Ryan D. McNiven and Brittany R. McNiven
Same as above
File No. 590293AM

STATUTORY WARRANTY DEED

Gregory O. Zimmerman and Lynne M. Zimmerman, co-Trustees of the Gregory and Lynne Zimmerman Family Trust, u/t/a/d the 29th day of March 2023, 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,
Grantor(s), hereby convey and warrant to

Ryan D. McNiven and Brittany R. McNiven, as Tenants by the Entirety,

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:

PARCEL 1:

Lots 1, 2 and 3 of Block 17, Second Railroad Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

PARCEL 2:

Lot 4, Block 17 of Second Railroad Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

PARCEL 3:

Lot 5, Block 17 of Second Railroad Addition to the City of Klamath Falls, excepting the Southerly 5 feet of said Lot 5, Block 17, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

PARCEL 4:

The Southerly 5 feet of Lot 5 and all of Lots 6, 7, Block 17 of Second Railroad Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

PARCEL 5:

A portion of Lot 28, Block 17 of "Plat of 2nd Railroad Addition to Klamath Falls, Oregon", situated in the SW1/4 NW1/4 of Section 33, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northeast 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 South 89°47'09" 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" East 20.00 feet to the point of beginning. See Map of "Property Line Adjustment 4-99" on file at the office of the Klamath County Surveyor.

The true and actual consideration for this conveyance is \$560,000.00.
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:

2023-2024 Real Property Taxes, a lien not yet due and payable

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 19 day of July, 2023

Gregory and Lynne Zimmerman Family Trust

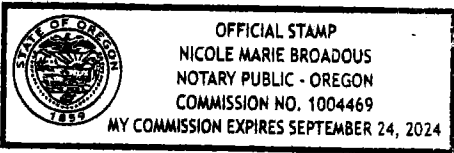
Gregory O. Zimmerman
Gregory O. Zimmerman, Trustee
Lynne M. Zimmerman
Lynne M. Zimmerman, Trustee

John Carl O'Neill

State of Oregon } ss
County of Washington }

On this 19th day of July, 2023, before me, Nicole Marie Broadous a Notary Public in and for said state, personally appeared Gregory O. Zimmerman and Lynne M. Zimmerman, Trustees of the Gregory and Lynne Zimmerman Family Trust 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.

Nicole Marie Broadous
Notary Public for the State of Oregon
Residing at: Washington County
Commission Expires: September 24, 2024



State of Oregon } ss
County of Klamath }

On this _____ day of July, 2023, before me, Heather Sciurba, a Notary Public in and for said state, personally appeared John Carl O'Neill 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: Klamath Falls OR
Commission Expires: 11/21/2025

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 19 day of July 2023

Gregory and Lynne Zimmerman Family Trust

Gregory O. Zimmerman, Trustee

Lynne M. Zimmerman, Trustee

John Carl O'Neill

State of Oregon } ss
County of _____ }

On this _____ day of July, 2023, before me, _____ a Notary Public in and for said state, personally appeared Gregory O. Zimmerman and Lynne M. Zimmerman, Trustees of the Gregory and Lynne Zimmerman Family Trust 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: _____
Commission Expires: _____

State of Oregon } ss
County of Klamath }

On this 19 day of July, 2023, before me, Heather Sciorba, a Notary Public in and for said state, personally appeared John Carl O'Neill 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: Klamath Falls OR
Commission Expires: 11/21/2025

