

**2023-007263**

**Klamath County, Oregon**



00319005202300072630030033

08/24/2023 10:17:12 AM

Fee: \$92.00

**COVER SHEET  
STATUTORY WARRANTY DEED**

**GRANTOR:**

Robert L. Minnick and Tami R. Minnick  
1095 Alandale Avenue SW  
Albany, Oregon 97321

**GRANTEE:**

Robert L. Minnick and Tami R. Minnick, Trustees  
Minnick Family Trust  
1095 Alandale Avenue SW  
Albany, Oregon 97321

**AFTER RECORDING RETURN TO:**

Cordell S. Post, Attorney at Law  
P.O. Box 1746  
Albany, Oregon 97321

**UNTIL A CHANGE IS REQUIRED**

**ALL TAX STATEMENTS SHALL BE  
SENT TO THE FOLLOWING ADDRESS:**

Robert L. Minnick and Tami R. Minnick, Trustees  
Minnick Family Trust  
1095 Alandale Avenue SW  
Albany, Oregon 97321

**FOR QUESTIONS CONTACT:**

Cordell S. Post, Attorney at Law  
P.O. Box 1746  
Albany, Oregon 97321  
(541) 926-3199

**TRUE AND ACTUAL CONSIDERATION:**

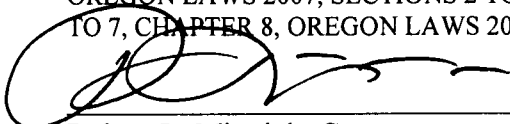
The true and actual consideration paid for this conveyance is other property, in the form of estate planning.

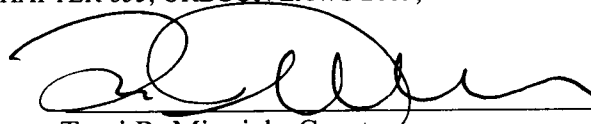
## STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Robert L. Minnick and Tami R. Minnick (Collectively "Grantor"), for the consideration hereinafter stated, do hereby convey and warrant to Robert L. Minnick and Tami R. Minnick, Trustees of the Minnick Family Trust ("Trust") U/T/D December 23, 2009 and restated August 21, 2023 as further amended and/or restated, or to such Successor Trustee(s) as may hereafter be appointed pursuant to the terms of the Trust ("Grantee"), the real property ("Property") located in Klamath County, Oregon and legally described in attached Exhibit A.

Grantor covenants that Grantor is seized of an indefeasible estate in the Property in fee simple, that Grantor has good right to convey the Property, that the Property is free from encumbrances, except those which are a matter of public record, and that Grantor warrants and will defend the title to the Property against all persons who claim the same, except that Grantor shall not be required to make any payment arising out of the foregoing in excess of the proceeds of any available policies of title insurance. It is the intention of Grantor to preserve, to the greatest extent possible, all existing title insurance coverage. The true and actual consideration paid for this conveyance is other property, in the form of estate planning.

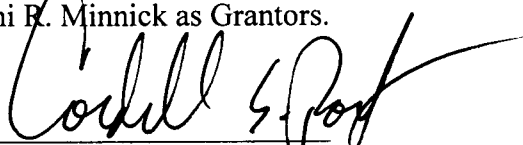
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

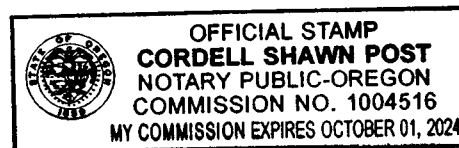
  
Robert L. Minnick, Grantor

  
Tami R. Minnick, Grantor

STATE OF OREGON, COUNTY OF Linn

This instrument was acknowledged before me on August 21, 2023, by Robert L. Minnick and Tami R. Minnick as Grantors.

  
Notary Public for Oregon



## **Exhibit A-Legal Description**

**Lot 35 in Block 1, TRACT 1074 LEISURE WOODS, according to the official plat thereof on file in the office of the County Clerk for Klamath County, Oregon.**