



2023-010757
Klamath County, Oregon
12/15/2023 01:01:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Brian Bergeron

5719 Shasta Way

Klamath Falls, OR 97603

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

Brian Bergeron

5719 Shasta Way

Klamath Falls, OR 97603

File No. 614865AM

STATUTORY WARRANTY DEED

Gary R. Zahm and Joan A. Zahm, Trustees, under Declaration of Trust dated 12/6/07, known as the Gary and Joan Zahm Family Trust,

Grantor(s), hereby convey and warrant to

Brian Bergeron,

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:

Lot 15, Tract 1424-GRAY ROCK, Phase 2 according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$44,000.00.

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:

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 14 day of Nov 2023

Gary and Joan Zahm Family Trust

By: Gary R. Zahm
Gary R. Zahm, Trustee

By: Joan A. Zahm
Joan A. Zahm, Trustee

State of California) ss.
County of Merced

Sylvia G. Pettit

On this 14 day of December, 2023, before me, Sylvia G. Pettit, a Notary Public in and for said state, personally appeared Gary R. Zahm and Joan A. Zahm known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustees of the Declaration of Trust dated 12/6/07, known as the Gary and Joan Zahm Family Trust, 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.

Sylvia G. Pettit
Notary Public for the State of California
Residing at: 3329 2nd St Los Banos, CA
Commission Expires: 4-16-2025

