

2024-001893

Klamath County, Oregon



00325997202400018930030039

03/13/2024 09:47:22 AM

Fee: \$92.00

After recording, return to:
Eldon E. Zinis

P.O. Box 2802

Seward, AK 99664

Until a change is requested,
send tax statements to:
Michael A. Zinis

P.O. Box 2802

Seward, AK 99664

GIFT DEED

This GIFT DEED, made the 8th day of March , 2024 , by the grantor,
Eldon E. Zinis, a single man,

whose address is:

11774 Salmon Creek Road #21

WITNESSETH, that for love and affection, the grantor conveys to the grantee,
Michael A. Zinis, an unmarried man,

whose address is:

11774 Salmon Creek Road #21

the following described real property, situated in Klamath County,

State of Oregon:

Lot 12, Block 103, KLAMATH FALLS FOREST ESTATES HIGHWAY 66
UNIT, PLAT NO.4, according to the plat thereof on file from the office of the
County Clerk of Klamath County, Oregon.

And commonly known as: Zebu Ln, Bonanza, Oregon 97623

Parcel ID: R395682

The true and actual consideration for this conveyance is \$0.00 (zero dollars).

Total consideration relates to gift.

Source of title:

Being the same property conveyed from Realty Rising LLC to Eldon E. Zinis by quitclaim deed recorded November 12, 2019 in the office of the County Clerk of Klamath County, Oregon with the document number 2019-013154.

THIS CONVEYANCE is made subject to:

All easements and restrictions of record.

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, CHAPTERS 885, 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 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the grantor has signed and sealed these presents on the date first above written.

[Signature]
Signature
Eldon E. Zinis
Print name
Grantor
Capacity

Signature

Print name

Capacity

Signature

Print name

Capacity

Signature

Print name

Capacity

*Construe all terms with the appropriate gender and quantity
required by the sense of this deed.*

STATE OF WA
COUNTY OF Snohomish

On this 8 day of MAR, 2024 before me, Notary Public in and for
said state, personally appeared ELDON E. ZINIS

_____,
identified to be the person whose name is subscribed to the within instrument, and
who acknowledged to me he freely executed the same.

[Signature]
Signature
Bradley Stubblefield
Print Name
Notary Public
Title
My commission expires: 9/19/27

