



After recording return to:  
Trinity Asset Holdings Co., LLC  
1200 Ridgewater Blvd.  
Klamath Falls, OR 97601

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Trinity Asset Holdings Co., LLC  
1200 Ridgewater Blvd.  
Klamath Falls, OR 97601

File No.: 7161-4158156 (lb)  
Date: April 22, 2024

2024-003831

Klamath County, Oregon

05/15/2024 02:39:02 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RE

### STATUTORY WARRANTY DEED

**John Timmerman**, Grantor, conveys and warrants to **Trinity Asset Holdings Co., LLC, a California limited liability company**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**LOT 1, TRACT 1506, THE TIMBERS, PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY OREGON.**

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$575,000.00**. (Here comply with requirements of ORS 93.030)

