



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

THIS SPACE RESERVED FOR RECORD

2024-003831

Klamath County, Oregon

05/15/2024 02:39:02 PM

Fee: \$87.00

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)

APN: **894735**

Statutory Warranty Deed
- continued

File No.: **7161-4158156 (lb)**

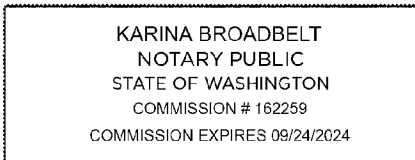
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 13th day of May, 2024.

John Timmerman
John Timmerman

STATE OF Washington)
County of Pierce)ss.

This instrument was acknowledged before me on this 13th day of May, 2024
by **John Timmerman**.



Karina Broadbelt
Notary Public for Washington
My commission expires: 09/24/2024

Notarized remotely online using communication technology via Proof.