

**2025-000783**

**Klamath County, Oregon**

02/06/2025 08:33:01 AM

Fee: \$87.00

*After recording return to:  
Creative Planning Legal, P.A.  
Attn: Megan Brixey  
5454 W. 110<sup>th</sup> Street,  
Overland Park, KS 66211*

*Until a change is requested,  
mail all tax statements to:  
RONALD L. LINMAN and KAY E. LINMAN, Trustees of the  
LINMAN FAMILY TRUST Dated January 2, 2025  
10914 Siskin Ln.,  
Klamath Falls, Oregon 97601*

*Assessor's Account No. R881313  
Tax Map Key: 3808-004D0-02800*

**STATUTORY WARRANTY DEED**

**The true consideration for this conveyance is \$0 and for vesting purposes only.**

**RONALD L. LINMAN and KAY E. LINMAN, Grantors, conveys and warrants to RONALD L. LINMAN AND KAY E. LINMAN, Trustees of the LINMAN FAMILY TRUST Dated January 2, 2025, Grantee, the following described real property, free of liens and encumbrances except as specifically set forth herein:**

**LOT 47, Running Y Resort, Phase 1, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon**

**COMMONLY KNOWN AS: 10914 Siskin Ln, Klamath Falls, OR 97601**

**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.

***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 2<sup>nd</sup> day of January, 2025

  
RONALD L. LINMAN

  
KAY E. LINMAN

STATE OF OREGON            )  
  ) ss.  
County of Wiamath        )

On this 2<sup>nd</sup> day of January, 2025, appeared the above-named RONALD L. LINMAN and KAY E. LINMAN, who acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

  
Notary Public for Oregon

My Commission Expires: 11/07/2027

