

ES

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Phillip Schwarz

P.O. Box 303

MURRIETA, CA. 92362

First Party's Name and Address

LESTER PHILLIP SCHWARZ

203 OAK PL.

BREA, CA. 92821

Second Party's Name and Address

After recording, return to (Name, Address, Zip):

SAME

Until requested otherwise, send all tax statements to (Name, Address, Zip):

SAME

2007-015372

Klamath County, Oregon



00030350200700153720020029

SPACE RESERV  
FOR  
RECORDER'S USE

08/30/2007 11:42:20 AM

Fee: \$26.00

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_, Deputy.

## PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE dated August 30, 2007, by and between LESTER PHILLIP SCHWARZ, the duly appointed, qualified and acting personal representative of the estate of PHILLIP SCHWARZ, deceased, hereinafter called the first party, and LESTER PHILLIP SCHWARZ, hereinafter called the second party; WITNESSETH:

For value received and the consideration hereinafter stated, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the second party and second party's heirs, successors and assigns all the estate, right and interest of the estate of the deceased, whether acquired by operation of the law or otherwise, in that certain real property situated in the County of KIAMATH, State of Oregon, described as follows, to-wit:

SEE ATTACHED

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

TO HAVE AND TO HOLD the same unto the second party, and second party's heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 25. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols <sup>®</sup>, if not applicable, should be deleted. See ORS 93.030.)

IN WITNESS WHEREOF, the first party has executed this instrument; if first party is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 APPROVED USES, 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Personal Representative

STATE OF OREGON, County of KlamathThis instrument was acknowledged before me on 8-30-07 ss. LESTER PHILLIP SCHWARZ

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



Notary Public for Oregon

My commission expires March 13, 2010

11083

BARGAIN AND SALE

KNOW ALL MEN BY THESE PRESENTS, That Martin A. Zehnter and Sylvia Zehnter husband and wife as tenants by the entirety, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Phillip Schwarz a unmarried man hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Clatsop, State of Oregon, described as follows, to-wit:

Block 61 Lot 5 of the fifth addition to Winrod River Park as shown on map in Official Records of said County

Subject to all conditions, covenants, reservations, restrictions, easements, rights and rights of way of record, in the official records of said county and State.

IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 395.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (This sentence between the symbols, if not applicable, should be deleted. See O.R.S. § 16.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 23 day of February, 1976; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Martin A. Zehnter  
Sylvia Zehnter

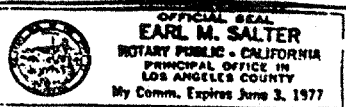
STATE OF CALIFORNIA,  
COUNTY OF Los Angeles

ON February 23, 1976  
before me, the undersigned, a Notary Public in and for said State, personally appeared

Martin A. Zehnter and Sylvia Zehnter

to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

WITNESS my hand and official seal.



Earl M. Salter

Martin A. Zehnter & Sylvia Zehnter  
18619 Arline Ave. Apt. #5  
Artesia Ca. 90701

GRANTOR'S NAME AND ADDRESS

Phillip Schwarz  
POB 303  
Murrieta, Ca 92362

GRANTEE'S NAME AND ADDRESS

Phillip Schwarz  
P.O.B. 303  
Murrieta, Ca 92362

NAME, ADDRESS, ZIP

Should a change in requested address be required, the following address:

Phillip Schwarz  
P.O.B. 303  
Murrieta, Ca. 92362

NAME, ADDRESS, ZIP

STATE OF OREGON.

County of CLATSOP

I certify that the within instrument was received for record on the 9th day of MARCH, 1976, at 10:59 o'clock A.M., and recorded in book M 76 on page 3300 or as file/reel number 11083

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WILLIAM D. MILLER

Recording Officer  
By [Signature] Deputy

FEE \$ 3.00