

Recording requested by:
Anthony John Rista, and
Catherine Louise Rista
1000 Business Center Circle
Suite 210
Newbury Park, California 91320

2009-009848
Klamath County, Oregon



00069731200900098480030039

07/21/2009 08:19:07 AM

Fee: \$31.00

Until a change is requested all tax statements

Shall be sent to the following address:

Ryan Daniel Schwab
1000 Business Center Circle
Suite 210
Newbury Park, California 91320

Escrow No.

Title No.

This Space For Official Use Only

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS THAT

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Anthony John Rista, and Catherine Louise Rista, Husband and Wife, as joint tenants with right of survivorship and not as tenants in common, hereinafter referred to as "Grantors", do hereby convey and warrant unto, Ryan Daniel Schwab, a single man, hereinafter "Grantee", whether one or more, the following described land and property, together with all improvements located thereon, lying in the County of Klamath, State of Oregon, to wit:

Lot 10 in Block 39 of Tract 1184-Oregon Shores-Unit 2-1st
Addition as shown on the map filed on November 8, 1978 in
Volume 21, Page 29 of Maps in the office of the County
Recorder of said County

The true and actual consideration paid for this transfer, stated in terms of dollars, is
\$18,700.00.

In construing this deed, where the context so required, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

WITNESS Grantor(s) hand(s) this the 18th day of March, 2008

By:

Anthony John Rista
Grantor: Anthony John Rista

By:

Catherine Louise Rista
Grantor: Catherine Louise Rista

This instrument will 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 and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930.

ACKNOWLEDGEMENT AND NOTORIZATION

STATE OF CALIFORNIA)
) SS
COUNTY OF VENTURA)

This instrument was acknowledged before me on _____, 20____ (date) by
Anthony John Rista, and Catherine Louise Rista.

SEE ATTACHED
Notary Public (Signature)

Print Name:

My Commission Expires: _____

Grantor(s) Name, Address, phone:

Anthony John Rista, Grantor
Catherine Louise Rista, Grantor
1000 Business Center Circle,
Suite 210
Newbury Park, California 91320
(805) 499-1831; (805) 499-5325

Grantee(s) Name, Address, phone:

Ryan Daniel Schwab, Grantee
1000 Business Center Circle
Suite 210
Newbury Park, California 91320
(805) 499-1831; (805) 499-5325

ACKNOWLEDGMENT

State of California
County of Ventura)

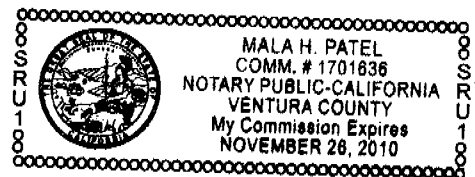
On JUNE 16, 2009 before me, MALA H PATEL ^{PUBLIC} NOTARY
(insert name and title of the officer)

personally appeared ANTHONY JOHN RISTA AND CATHERINE
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are
subscribed to the within instrument and acknowledged to me that ~~he~~ ~~she~~ they executed the same in
~~his~~ ~~her~~ their authorized capacity(ies), and that by ~~his~~ ~~her~~ their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature Mala H. Patel (Seal)



DOCUMENT: BARGAIN AND SALE DEED

DATED MARCH 18, 2008