

2018-003074

Klamath County, Oregon

03/21/2018 12:03:01 PM

Fee: \$47.00

AFTER RECORDING RETURN TO:

Law Offices of Nay & Friedenberg LLC
6500 SW Macadam Avenue, Suite 300
Portland, OR 97239-3565

SEND TAX STATEMENTS TO:

Patricia G. Heintzman
3910 Edenwood Dr.
San Jose, CA 95121

BARGAIN AND SALE DEED

PATRICIA G. HEINTZMAN, qualified and acting claiming successor of the Estate of Gary P. Schwartz, deceased, in the Circuit Court of the State of Oregon for the County of Klamath, Case No. 17PB07083; **GRANTOR**, for the consideration hereinafter stated, conveys unto PATRICIA G. HEINTZMAN, as to an undivided one-half interest, and MICHAEL D. HEINTZMAN, as to an undivided one-half interest, as tenants in common, **GRANTEES**, all of Gary P. Schwartz's interest in and to that real property situated in the County of Klamath, State of Oregon, described as follows:

Lot 16, Block 1, BELLA VISTA TRACT NO. 1235, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true consideration for this conveyance is pursuant to the Affidavit of Claiming Successor filed September 12, 2017, in the above-referenced estate and ORS 114.545(1)(f).

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 10 day of March, 2018.

Patricia G. Heintzman
Patricia G. Heintzman, Claiming Successor
Estate of Gary P. Schwartz

A notary public or other office completing this certificate verifies only the identity of individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
County of SANTA CLARA) ss.

On 10th MARCH, 2018, before me, CHETNA J. PATEL, Notary Public, personally appeared Patricia G. Heintzman, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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.

Chetna J. Patel

Notary Public for California

