

2022-010838

Klamath County, Oregon

09/07/2022 08:23:01 AM

Fee: \$97.00

**RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:**

Shane J. Antholz
Hornecker Cowling LLP
14 N. Central Ave., Ste. 104
Medford, OR 97501

**UNTIL A CHANGE IS REQUESTED
SEND ALL TAX STATEMENTS TO:**

Paul & Lori Schultz
2548 Meadow Creek Drive
Medford, OR 97504

BARGAIN AND SALE DEED

FOR VALUE RECEIVED, **PAUL N. SCHULTZ and LORI A. SCHULTZ**, as *Grantors*, do hereby grant, bargain, sell and convey to **PAUL N. SCHULTZ AND LORI A. SCHULTZ, TRUSTEES OF THE PAUL AND LORI SCHULTZ TRUST, DATED SEPTEMBER 6, 2022**, as *Grantee*, Grantors' entire interest in that certain parcel of real property located in Klamath County, Oregon, set forth and more particularly described as follows:

See Exhibit "A" attached hereto and by this reference
incorporated herein and made a part hereof.

TOGETHER WITH all improvements, easements, hereditaments and appurtenances thereto, and subject to such rights, easements, covenants, restrictions and zoning regulations as appear of record or based upon the premises.

The consideration for these transfers is ZERO DOLLARS. This Deed is being executed to place the property referenced in Exhibit "A" into the Grantors' revocable living trust.

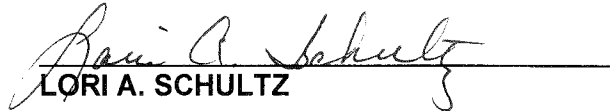
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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

IN WITNESS WHEREOF, Grantors have hereunto subscribed their names to this
instrument this 6th day of September, 2022.

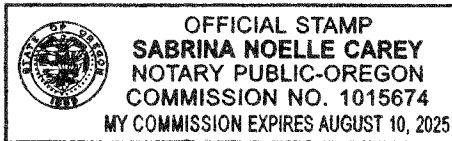
GRANTOR:

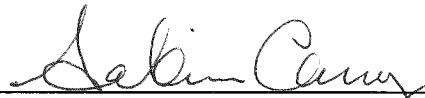

PAUL N. SCHULTZ


LORI A. SCHULTZ

STATE OF OREGON)
) ss.
County of Jackson)

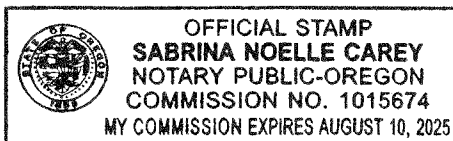
On September 6, 2022, before me, the undersigned Notary Public in and for said State,
personally appeared **PAUL N. SCHULTZ**, known or identified to me to be the person whose name
is subscribed to the within instrument, and acknowledged to me that he executed the same.




Notary Public for the State of Oregon
My Commission Expires: Aug. 10, 2025

STATE OF OREGON)
) ss.
County of Jackson)

On September 6, 2022, before me, the undersigned Notary Public in and for said State,
personally appeared **LORI A. SCHULTZ**, known or identified to me to be the person whose name
is subscribed to the within instrument, and acknowledged to me that she executed the same.





Notary Public for the State of Oregon
My Commission Expires: Aug. 10, 2025

EXHIBIT "A"

PARCEL 1

A tract of land situated in the NE1/4 NE1/4 of Section 3, Township 36 South, Range 6 East of the Willamette Meridian, Klamath C County, Oregon, more particularly described as follows:

Commencing at the Southeast corner of NE1/4 NE1/4 of said Section 3, which said point is also the Northeast corner of the SE1/4 NE1/4 of said Section 3; thence West along the one-sixteenth line lying between the NE1/4 NE1/4 and the SE1/4 NE1/4 of said Section 3, a distance of 200 feet to an iron bolt set in concrete which marks the Northwest corner of the Tract of land conveyed to C.T. Darley by deed recorded in Volume 286 at page 549, Deed Records of Klamath County, Oregon; thence continuing West along the one-sixteenth line a distance of 75 feet to the true point of beginning of this description; thence continuing West along the one-sixteenth line a distance of 75 feet, more or less, to an iron pin set on concrete which is a corner of the tract of land conveyed to C. T. Darley by Deed recorded in Book 342 at Page 209, Deed Records of Klamath County, Oregon, and which is also the Northeast corner of the tract of land conveyed to John L. Gross, et ux., by Deed recorded in Book M66, page 10168, Microfilm Records of Klamath County, Oregon; thence North 2° 17' East a distance of 148 feet, more or less, to the center line of the County Road known as the West Side Highway or the Rocky Point Road; thence Easterly on the center line of said County Road to a point which is located North 2° 17' East a distance of 150 feet, more or less, from the true point of beginning of this description; thence South 2° 17' West a distance of 150 feet, more or less, to the true point of beginning of this description.

EXCEPTING THEREFROM that portion thereof lying within the boundaries of Rocky Point Road, also known as Westside Road.

PARCEL 2

A tract of land situated in the NE1/4 NE1/4 of Section 3, Township 36 South, Range 6 East of the Willamette Meridian, Klamath C County, Oregon, more particularly described as follows:

Commencing at the Southeast corner of NE1/4 NE1/4 of said Section 3, which said point is also the Northeast corner of the SE1/4 NE1/4 of said Section 3; thence West along the one-sixteenth line lying between the NE1/4 NE1/4 and the SE1/4 NE1/4 of said Section 3, a distance of 200 feet to an iron bolt set in concrete which marks the Northwest corner of the Tract of land conveyed to C.T. Darley by deed recorded in Volume 286 at page 549, Deed Records of Klamath County, Oregon; said iron bolt being the true point of beginning of this description; thence continuing West along the one-sixteenth line a distance of 75 feet; thence North 2° 17' East a distance of 150 feet, more or less, to the center line of the County Road known as the West Side Highway or the Rocky Point Road; thence Easterly on the center line of said County Road to the Northwest corner of a tract of land conveyed to C. T. Darley by Deed recorded in Book 342 at Page 209, Deed Records of Klamath County, Oregon; thence South 1° 09' West along the West line of said tract of land conveyed to C.T. Darley by said deed recorded in Book 342 at Page 209, Deed Records of Klamath County, Oregon, Ma distance of 157 feet, more or less, to the true point of beginning of this description.

EXCEPTING THEREFROM that portion thereof lying within the boundaries of Rocky Point Road, also known as Westside Road.

For Informational purposes only, the following is included:

(Map No. 3606-003AA-06200, Account No. 308688, Code 078, commonly known as: 27419 Rocky Point Road, Klamath Falls, Oregon)

PARCEL 3

A tract of land situated in the NE1/4 NE1/4 of Section 3, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the Southeast corner of NE1/4 NE1/4 of said Section 3, which said point is also the Northeast corner of the SE1/4 NE1/4 of said Section 3; thence West along the one-sixteenth line lying between the NE1/4 NE1/4 and the SE1/4 NE1/4 of said Section 3, a distance of 350 feet, more or less, to an iron pin set on concrete which is a corner of the tract of land conveyed to C.T. Darley by deed recorded in Volume 342 at Page 209 of Klamath County, Oregon Deed Records, and which is also the Northeast corner of the tract of land conveyed to John L. Gross, et ux., by Deed recorded in Book M66, page 10168, Microfilm Records of Klamath County, Oregon; and which said point is the true point of beginning of this description; thence, continuing West along said one-sixteenth line a distance of 75 feet, more or less, to the Northwest corner of said Gross Tract; thence North 2°17' East a distance of 159 feet, more or less, to the center line of the County Road known as the West Side Highway or the Rocky Point Road; thence Easterly on the center line of said County Road to a point which is located North 2°17' East a distance of 148 feet, more or less, from the true point of beginning of this description; thence South 2°17' West a distance of 148 feet, more or less, to the true point of beginning of this description.

EXCEPTING THEREFROM that portion thereof lying within the boundaries of Rocky Point Road, also known as Westside Road.

***For Informational purposes only, the following is included:
(Map No. 3606-003AA-06100, Account No. 308679, Code 072)***