

2022-010839

Klamath County, Oregon

09/07/2022 08:23:01 AM

Fee: \$92.00

**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**, as *Grantor*, does 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*, Grantor's 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.

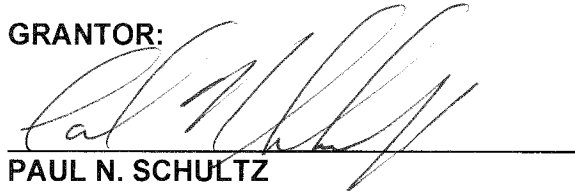
The consideration for these transfers is ZERO DOLLARS. This Deed is being executed to place the property referenced in Exhibit "A" into the Grantor's revocable living trust.

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.**

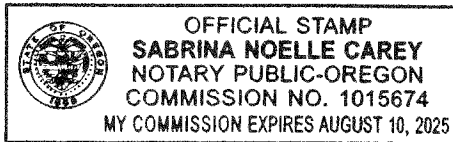
IN WITNESS WHEREOF, Grantor has hereunto subscribed his name to this instrument
this 6th day of September, 2022.

GRANTOR:


PAUL N. 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

EXHIBIT "A"

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; 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 425 feet to the 3/4 inch iron pipe located on said one-sixteenth section line which marks the Northwest corner of the tract of land conveyed to John L. Gross and Rose D. Gross, husband and wife, by Deed recorded in Book M66, page 10168, Microfilm Records of Klamath County, Oregon; which said iron pipe marks the true point of beginning of this description; thence, continuing West along said one-sixteenth section line a distance of 75 feet; thence North 2°17' East a distance of 195 feet, more or less, to the center line of the County Road known as the West Side Highway or the Rocky Point Road; thence Southeasterly along the center line of said County Road to a point which is North 2°17' East from said 3/4 inch iron pipe which marks the Northwest corner of said Gross Tract; thence South 2°17' West a distance of 159 feet, more or less, to said 3/4 inch iron pipe which marks the Northwest corner of said Gross Tract and which marks 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-06000, Account No. 308660, Code 072)*