



After recording return to:
Law Office of Jeffrey D. Hedlund
28 North G Street
Lakeview, OR 97630

Until a change is made all tax
statements should be sent to:
George and Margaret Ashkar
2279 29th St.
Santa Monica, CA 90405

BARGAIN AND SALE DEED

Margaret Ashkar, Trustee of the Margaret Shishim Trust u/t/a October 31, 1996, as Grantor, conveys to George V. Ashkar and Margaret Ashkar, Trustees of the Ashkar Family Trust u/t/a May 15, 1998, as Grantees, the 100% interest in the following described Klamath County, Oregon real property:


Lot 13, Block 15, First Addition Sprague River.

(Code No. 072; Map No. 3610-014BD-01300; Acct. No. 333847)

The true and actual consideration for this conveyance is \$0.

"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, the Grantor has executed this instrument this 4th day of January, 2023.

By: 
Margaret Ashkar, Trustee of the Margaret Shishim
Trust u/t/a October 31, 1996

STATE OF CALIFORNIA)
County of LOS ANGELES) ss.

Be it remembered that on this 4th day of January, 2023, personally appeared before me, a Notary Public in and for said County and State, the above named Margaret Ashkar, in her capacity as Trustee of the Margaret Shishim Trust u/t/a October 31, 1996, and acknowledged the foregoing instrument to be its voluntary act and deed.


NOTARY PUBLIC FOR

