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01/17/2023 12:55:16 PM

Fee: \$87.00

GRANTOR:

Northwest Direct Homes, Inc.

GRANTEE:

Max Zweizig

After Recording, Return to:

Anthony V. Albertazzi  
Albertazzi Law Firm  
296 Columbia St. Suite B  
Bend, OR 97702

Until requested otherwise, send all tax statements to:

Max Zweizig  
140 Ford Ave.  
Woodbury, NJ 08096

**QUITCLAIM DEED**

**WHEREAS:**

1. On December 1, 2022, Max Zweizig acquired all of Timothy Rote's interest in NORTHWEST DIRECT HOMES, INC. an Oregon corporation ("NWH") by bill of sale from the Deschutes County Sheriff attached hereto;
2. As reflected in the records of the Oregon Secretary of State, on and before December 1, 2022, Timothy Rote was President, Secretary, and Registered agent of NWH; and
3. As successor in interest to Timothy Rote, Max Zweizig has resolved to transfer property of the below described real property of NWH to himself in partial satisfaction of a judgment against Timothy Rote entered in Deschutes County Case No. 19CV00824.

**WITNESSETH:**

**NORTHWEST DIRECT HOMES, INC.** an Oregon corporation, Grantor, releases and quitclaims to **Max Zweizig**, Grantee, all right, title and interest in and to the following described real property:

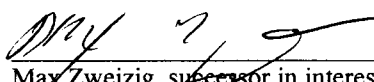
**Parcels 2 and 3 of Land Partition 14-01 being a Partition of Lot 69 of FAIR ACRES SUBDIVISION NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**Tax Account No: 3809-035DD-00401-000      Key No: 887964**  
**Tax Account No: 3809-035DD-00402-000      Key No: 887965**

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.

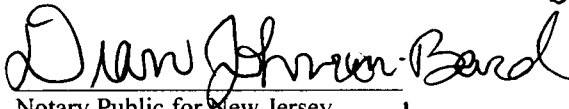
The true and actual consideration for this conveyance, stated in terms of dollars, is \$0. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

Dated 12-30-22.

By:   
Max Zweizig, successor in interest to Timothy Rote pursuant to the attached hereto.

STATE OF NEW JERSEY, County of Glorster ) ss.

This instrument was acknowledged before me on December 30, 2022 by Max Zweizig.

  
Notary Public for New Jersey

My Commission Expires 03/27/2025

DIAN M JOHNSON-BARD  
Notary Public - State of New Jersey  
My Commission Expires Mar 27, 2025

IN THE CIRCUIT COURT OF THE STATE OF OREGON  
COUNTY OF DESCHUTES

<sup>8</sup>  
MAX ZWEIZIG,

Plaintiff/s,

v.

Case No.: 19CV00824

NORTHWEST DIRECT TELESERVICES, INC.;  
NORTHWEST DIRECT MARKETING OF  
OREGON, INC.; TIMOTHY ROTE; NORTHWEST  
DIRECT MARKETING (DELAWARE), INC.;  
NORTHWEST DIRECT OF IOWA, INC.; ROTE  
ENTERPRISES, LLC; and NORTHWEST  
DIRECT MARKETING INC.,

**BILL OF SALE**

Defendant/s.

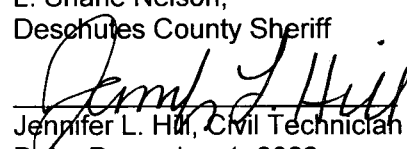
THIS IS TO CERTIFY, that by virtue of a Writ of Execution together with Sheriff's Instructions received on August 19, 2022, rendered on Amended Judgment, issued out of the United States District Court for the District of Oregon on September 20, 2021, in favor of Max Zweizig, plaintiff. On August 19, 2022 the Sheriff's Office levied upon any and all share(s), or membership interest(s) of the defendant, Timothy Rote, in and to the following entity:

Northwest Direct Homes, Inc., an Oregon corporation

Notice of the sale of the above personal property was made as required by law, by posting notices of the time and place of sale on Deschutes County Sheriff's website, as instructed by the attorney for the plaintiff, for not less than ten days nor more than 20 days prior to the day of sale and by mailing copies of such notice as provided by ORS 18.920 to judgment debtor(s) and/or other persons entitled to receive notice as listed in the instructions to Sheriff.

On December 1, 2022, at 10:00 am, the described personal property was sold at public oral auction in the main lobby of the Deschutes County Sheriff's Office located at 63333 West Highway 20, Bend, OR 97703, to Max Zweizig, plaintiff, for the credit bid amount of \$1,000, which was the highest and best bid.

L. Shane Nelson,  
Deschutes County Sheriff

  
Jennifer L. Hill, Civil Technician  
Date: December 1, 2022

STATE OF OREGON, County of Deschutes) ss

Before me, a Notary Public personally appeared the above named Jennifer L. Hill, Civil Technician, and acknowledged the foregoing instrument on behalf of the Deschutes County Sheriff.

Date: December 1st, 2022.

  
Notary Public for Oregon

