RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by:

2023-002397 Klamath County, Oregon



04/05/2023 08:17:02 AM

Fee: \$97.00

transa	ction(s) contain	cover sheet DOES NOT affect the ned in the instrument itself.		
Refere	ence:			
Pleas 1.	AFTER RE	pe information. CORDING RETURN TO – ORS 205.180(4) & 205.238:		
	Name:	Jesse J. Schwartz and		
		Nathan C. Schwartz		
	Address:	43061 41st Street West	· (/ \ ·	
	City, ST Zip:	Lancaster, CA 93536		
2.	Note: "Transa	e or release affecting title to or an interest in real p	by law to be recorded, including, but not limited to, any transfer, roperty. Enter descriptive title for the instrument:	
3.	for Conveyances list Seller; for Mortgages/Liens list Borrower/Debtor Grantor Name: Deborah A. Schwartz and Jesse Schwartz			
	Grantor Nam	ne:		
4.	for Conveyan Grantee Nam		esses – Required by ORS 205.234(1)(b) //Lender/Creditor d Nathan C. Schwartz, as Tenants in Common	
46	Grantee Nan	ie.		
5.	the information UNTIL A CONTACT	ment conveying or contracting to convey fee title, on required by ORS 93.260: HANGE IS REQUESTED, ALL EMENTS SHALL BE SENT TO OWING ADDRESS:	6. TRUE AND ACTUAL CONSIDERATION — Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument: \$ 0.00	
	Name [.]	Jesse J. Schwartz and		
	. 10.110.	Nathan C. Schwartz		
	Address:	43061 41st Street West	_	
		Lancaster, CA 93536	_	
7.	TAX ACCC		the instrument creates a lien or other interest that ORS 312.125(4)(b)(B)	

^{**}Re-recorded at the request of the grantor to correct the notary acknowledgement for the grantor previously recorded as 2022-014398

THIS SPACE RESERVED FOR REC

2022-014398 Klamath County, Oregon



12/20/2022 10:43:12 AM

Fee: \$87.00

Deborah A. Schwartz and Jesse Schwartz				
43061 41 Street West				
Lancaster, CA 93536				
Grantor's Name and Address				
Jesse Schwartz and Nathan C. Schwartz				
43061 41 Street West				
Lancaster, CA 93536				
Grantee's Name and Address				
After recording return to: Jesse Schwartz and Nathan C. Schwartz				
43061 41 Street West				
Lancaster, CA 93536				

Until a change is requested all tax statements shall be sent to the following address:

Jesse Schwartz and Nathan C. Schwartz 43061 41 Street West Lancaster, CA 93536

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That Deborah A. Schwartz and Jesse Schwartz,

hereinaster called Grantor, for the consideration hereinaster stated, does hereby grant, bargain, sell and convey unto Jesse J. Schwartz and Nathan C. Schwartz, as Tenants in Common,

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows, to wit:

Lot 11, Block 70, 5th Addition to Nimrod River Park, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is zero.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

Page 2 - Bargain and Sale Deed

Commission Expires: 10/01/2024

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INOUIRE 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.

	CIET IER 655, CRESCIT ELTITO ESCAPE DE TOTAL EL 19 1, CIET IER 5,
	In Witness Whereof, the grantor has executed this instrument this
	Deborah A Schwartz
_	fine f Schwart 12/12/2022 Cleve Allower fire 1 his Co.
0	Jesse 8Chwartz KENNETH T MONTGOMPR Notary Public - State of Florida Commission # GG 908584 Comm Frances ep 24, 2023
	State of Nevada ss County of hye
	On this / day of Dlc , 2022, before me, Machelie Lowery a Notary Public in and for said state, personally appeared Debarach A Schwartz, known
	or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
4	IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first
7	above written.
	Machelle Coward MACHELLE L. LOWERY Notery Public, State of Nevada
	Notary Public for the State of neuada No. 02-77743-14
	Residing at: Nue Culture 1

State of Oregon County of Klamath

SOUTH OF ORECAME Thereby certify that instrument #2022-014398, recorded on 12/20/2022, consisting of 2 page as a correct copy as it appears on record at the Klamath County Clerk's office.

Rochelle Long, Klamath County Clerk

Date: April 5th, 2023

Daniel Beard

FLORIDA NOTARY ACKNOWLEDGMENT

STATE OF FLORIDA	
COUNTY OF <u>Pinellas</u>	
The foregoing instrument was acknowledged	before me by means of <mark>⊄physical</mark>
presence or □ online notarization, this <u>12</u> (nu	umeric date) day of
(month), 2022 (year), by Josse Schwa-1	رname of person
acknowledging).	
(Seal) KENNETH T MONTGOMERY Notary Public - State of Florida Commission # GG 908584 My Comm. Expires Sep 24, 2023 Bonded through National Notary Assn.	Signature of Notary Public
	Print, Type/Stamp Name of Notary
Personally known:	
OR Produced Identification:	
Type of Identification Produced:	