

2023-002397

Klamath County, Oregon

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by:



00313259202300023970040047

04/05/2023 08:17:02 AM

Fee: \$97.00

Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference: 340982

Please print or type information.

1. AFTER RECORDING RETURN TO –

Required by 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. TITLE(S) OF THE TRANSACTION(S) – Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

Document Title(s): Bargain and Sale Deed

3. DIRECT PARTY / GRANTOR Names and Addresses – Required by ORS 205.234(1)(b)

for Conveyances list Seller; for Mortgages/Liens list Borrower/Debtor

Grantor Name: Deborah A. Schwartz and Jesse Schwartz

Grantor Name:

4. INDIRECT PARTY / GRANTEE Names and Addresses – Required by ORS 205.234(1)(b)

for Conveyances list Buyer; for Mortgages/Liens list Beneficiary/Lender/Creditor

Grantee Name: Jesse J. Schwartz and Nathan C. Schwartz, as Tenants in Common

Grantee Name:

5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:

**UNTIL A CHANGE IS REQUESTED, ALL
TAX STATEMENTS SHALL BE SENT TO
THE FOLLOWING ADDRESS:**

Name: Jesse J. Schwartz and

Nathan C. Schwartz

Address: 43061 41st Street West

City, ST Zip: Lancaster, CA 93536

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

7. TAX ACCOUNT NUMBER OF THE PROPERTY if the instrument creates a lien or other interest that could be subject to tax foreclosure. – Required by ORS 312.125(4)(b)(B)

Tax Acct. No.: 3611-003B0-03400

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

2022-014398
Klamath County, Oregon

THIS SPACE RESERVED FOR REC



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,

hereinafter called Grantor, for the consideration hereinafter 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.

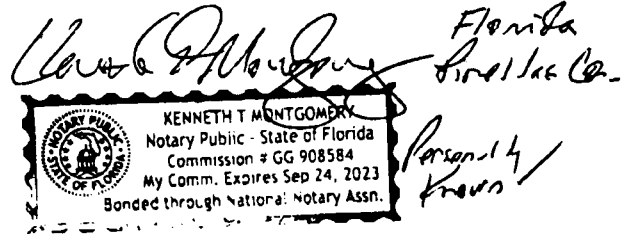
In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall
be made so that this deed shall apply equally to corporations and to individuals.

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 1 day of Dec, 2022; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Deborah A Schwartz
Deborah A. Schwartz

Jesse Schwartz 12/12/2022
Jesse Schwartz



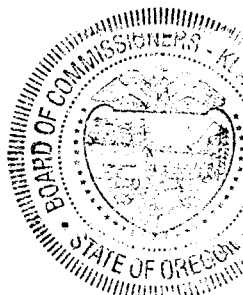
State of Nevada } ss
County of Nye }

On this 1 day of Dec, 2022, before me, Machelle Lowery a Notary Public in and for said state, personally appeared Deborah 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.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Machelle L Lowery
Notary Public for the State of Nevada
Residing at: Nye County
Commission Expires: 10/01/2024



State of Oregon
County of Klamath
I hereby certify that instrument #2022-014398,
recorded on 12/20/2022, consisting of 2 page
is 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
Daniel Beard



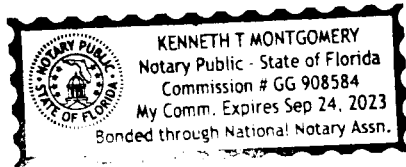
FLORIDA NOTARY ACKNOWLEDGMENT

STATE OF FLORIDA

COUNTY OF Pine Hills

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12th (numeric date) day of December (month), 2022 (year), by Jesse Schwartz (name of person acknowledging).

(Seal)



Kenneth T. Montgomery
Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally known: ✓

OR Produced Identification: _____

Type of Identification Produced: _____