

**2023-002948**

**Klamath County, Oregon**

04/20/2023 08:23:02 AM

Fee: \$92.00

**After Recording Return to:**

Tami S.P. Beach  
1184 Olive Street  
Eugene, OR 97401

**Until a change is requested all tax statements  
shall be sent to the following address:**  
No change

**BARGAIN AND SALE DEED - STATUTORY FORM**

Tamara A. Swift, Trustee, the Arnie and Marlene McDowell Living Trust, under agreement dated April 29, 2014, Grantor, conveys to Shaun J. Swift and Tamara A. Swift, Trustees, the Shaun and Tamara Swift Family Trust, under agreement dated February 21, 2023, Grantees, the real property with tenements, hereditaments and appurtenances, thereunto belonging to or appertaining, situated in Klamath County, Oregon, and described as follows:

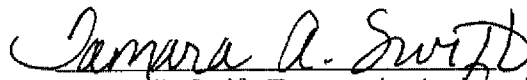
Lot 10 on Block 11 of the TRACT NO. 1042, TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Certification of Trust on attached Exhibit A.

The true consideration for this conveyance is none.

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.

Dated this 18th day of April, 2023.



Tamara A. Swift, Trustee, the Arnie and Marlene  
McDowell Living Trust, under agreement dated  
April 29, 2014

STATE OF OREGON    )  
                                  ) ss.  
County of Lane        )

This instrument was acknowledged before me on April 18, 2023, by Tamara A. Swift, Trustee, the Arnie and Marlene McDowell Living Trust, under agreement dated April 29, 2014.



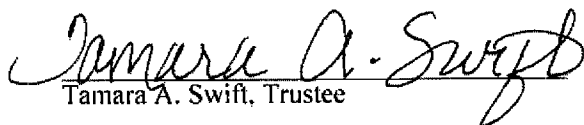
  
\_\_\_\_\_  
Notary Public for Oregon

**EXHIBIT A - CERTIFICATION OF TRUST**  
**The Co-Trustees of this trust make this certification pursuant to**  
**Oregon Revised Statutes 130.860**

1. **Date of Existence and Execution of Trust.**  
The trust was executed on the 29<sup>th</sup> day of April, 2014, under the laws of Oregon, and is currently in existence.
2. **Trustor/Trustee.**
  - 2.1. The Trustors are Arnie M. McDowell (Deceased 11/09/22)  
and Marlene J. McDowell (Deceased 11/11/20).
  - 2.2. The currently acting Trustee is Tamara A. Swift.
  - 2.3. The mailing address of the Trustee is 2950 Grand Cayman Dr., Eugene, OR 97408.
3. **Trust Powers.**  
The Trustee has all those powers described in ORS 130.650 through 130.730.
4. **Revocability.**  
The trust is revocable and may be amended or revoked by the Trustors during their lifetimes.
5. **No Co-trustees.**  
The trust has only one trustee.
6. **Trust Taxpayer Identification Number.**  
The federal taxpayer identification number for the trust is: 92-6223123.
7. **Title to Trust Assets.**  
Title to trust assets originally was taken in the name of Arnie M. McDowell and Marlene J. McDowell, Trustees, the Arnie and Marlene McDowell Living Trust, under agreement dated April 29, 2014. Hereafter, title to trust assets shall be taken in the name of Tamara A. Swift, Trustee, the Arnie and Marlene McDowell Living Trust, under agreement dated April 29, 2014.
8. **Statement of Current Status.**  
As of this date, the trust has not been revoked, modified or amended in any manner that would cause the representations contained in this Certification to be incorrect.

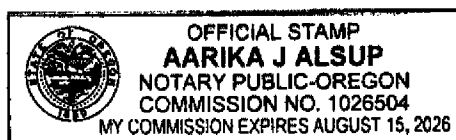
**I hereby declare that the above statement is true to the best of my knowledge and belief, and that I understand it is made for use as evidence in court and is subject to penalty for perjury.**

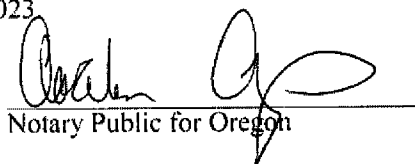
The above is certified to be true and accurate this 18<sup>th</sup> day of April, 2023.

  
Tamara A. Swift, Trustee

STATE OF OREGON    )  
                                  ) ss.  
County of Lane        )

Personally appeared the above named Tamara A. Swift acknowledged the foregoing instrument to be her voluntary act and deed. Before me this 18<sup>th</sup> day of April, 2023.



  
Notary Public for Oregon