

**2023-005890**

**Klamath County, Oregon**



00317353202300058900050050

07/17/2023 11:38:41 AM

Fee: \$102.00

After recording, return to:

Mrs. Tracy Jenkins  
1530 Ditty Ave.  
Santa Rosa, Ca. 95403

Until a change is requested,  
send tax statements to:

Mr. Wayne E Schwacofer  
410 Atlantica Dr. S  
Madera, Ca. 93636 #559-840-1655

**GIFT DEED**

This GIFT DEED, made the 11th day of July , 2023 , by the grantor,  
Wayne E Schwacofer a married man and his sole and seperate property  
whose adress is  
410 Atlantica Dr. S  
Madera, Ca 93636

WITNESSETH, that for love and affection, the grantor conveys to the grantee,  
Tracy Jenkins a married woman and her sole seperate property  
whose adress is  
1530 Ditty Ave  
Santa Rosa, Ca 95403

the following described real property, situated in  
State of Oregon:  
Lot 24, Block 32, First Addition to Klamath Forest Estate, according to the  
official plat there of on file in the office of the County Clerk of Klamath County,  
Oregon

And commonly known as: Klamath Forest Estates  
Parcel ID: 3510-027A0-00100

The true and actual consideration for this conveyance is \$0.00 (zero dollars).  
Total consideration relates to gift.

Source of title:

Being the same property conveyed from the Estate of Harriet Schwacofer, to Wayne E Schwacofer by the Bargain and Sale Deed- Statutory Form Dated March 28, 1991. Recording date 4/17/1991 State of Oregon, County of Klamath. Record of Deeds at 3:48 p.m., deed book #M91 on page 7070 #28323

THIS CONVEYANCE is made subject to:

All easements and restrictions of record

**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, CHAPTERS 885, 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 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.**

IN WITNESS WHEREOF, the grantor has signed and sealed these presents on the date first above written.

Wayne E Schwacofer  
Signature

Wayne E Schwacofer

Print name

Grantor

Capacity

Signature

Print name

Capacity

Signature

Print name

Capacity

Signature

Print name

Capacity

*Construe all terms with the appropriate gender and quantity  
required by the sense of this deed.*

STATE OF California

COUNTY OF Fresno

On this 16 day of July, 2023 before me, Notary Public in and for  
said state, personally appeared Wayne E Schwacofer

identified to be the person whose name is subscribed to the within instrument, and  
who acknowledged to me \_\_\_\_\_ freely executed the same.

Janelle Harris  
Signature

Janelle Harris

Print Name

Notary Public

Title

My commission expires: March 18, 2025

\* Please See  
attached \*

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT****CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )

County of Fresno )

NOTARY PUBLIC

On July 11, 2023 before me, Janelle Harris

Date

Here Insert Name and Title of the Officer

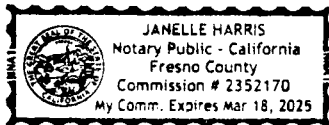
personally appeared Wayne E Schnacker

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person~~s~~ whose name~~s~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity~~(ies)~~, and that by his/~~her~~/their signature~~(s)~~ on the instrument the person~~s~~, or the entity upon behalf of which the person~~s~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Janelle Harris

Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

K-43129

28323

BARGAIN AND SALE DEED-STATUTORY FORM  
INDIVIDUAL GRANTOR

STEVEN HESS LAW PUB. CO., PORTLAND, OR 97204

Vol 91 Page 7070

Wayne E. Schwacofer, and Jill L. Bennett, aka Jill Schwacofer and Jill L. Schwacofer,  
being the sole heirs to the ESTATE OF HARRIET SCHWACOFER\*\*  
conveys to Wayne E. Schwacofer, an unmarried man

Grantor,

Klamath County, Oregon, to-wit: Grantee, the following real property situated in the unincorporated portion

Lot 24, Block 32, Final Addition to Klamath Forest Estates, as recorded in Klamath County, Oregon,

and also subject to all conditions, restrictions, reservations, easements, exceptions, rights and/or rights of way affecting said property.

\*\*pending in the State of California, County of Santa Clara, Case NO: 696205

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

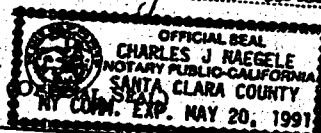
The true consideration for this conveyance is \$ 0.  
However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

Dated this 28th day of March, 1991.

THIS INSTRUMENT WILL 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 APPROVED USES.

Wayne E. Schwacofer  
Jill L. Bennett, aka Jill Schwacofer

STATE OF California County of Santa Clara ss.  
Personally appeared the above named individuals, Wayne E. Schwacofer and Jill L. Schwacofer,



and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Charles J. Naegle  
Notary Public for California My commission expires: May 20, 1991

BARGAIN AND SALE DEED

Wayne E. Schwacofer / JILL L. BENNETT

Wayne E. Schwacofer

GRANTEE'S ADDRESS, ZIP

After recording return to:

James R. Uerlings

110 No. 6th Street

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Wayne E. Schwacofer

7220 Yorktown Drive

Gilroy, CA 95020

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 17th day of April, 1991, at 3:48 o'clock P.M., and recorded in book/reel/volume No. M91 on page 7070 or as fee/file/instrument/microfilm/reception No. 28323, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biahn, County Clerk  
NAME TITLE

By Pauline Mueller, Deputy

Fee \$28.00

91 APR 17 PM 3:48