



2023-006030  
Klamath County, Oregon  
07/20/2023 11:08:02 AM  
Fee: \$92.00

Information Required by Statute:

Type of Instrument: **CLAIMING SUCCESSOR BARGAIN AND SALE DEED**

Grantor: Wendi Rena Zwagerman, Claiming Successor in that certain Small Estate proceeding in the Estate of Jerry Aguiar pending in the Circuit Court of the State of Oregon for Klamath County as case #23PB00228

Grantee: TDMMW, LLC, an Oregon limited liability company in good standing

True and Actual Consideration: Consists of other value given

Until a change is requested

After recording return to:

all tax statements should be sent to:

Wendi R. Zwagerman

Charles McNair, Esq.

1614 N. Haskell St.

210 Laurel St.

Central Point, Oregon 97502

Medford, Oregon 97501

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**OREGON BARGAIN AND SALE DEED**  
**CLAIMING SUCCESSOR DISTRIBUTION OF OREGON SMALL ESTATE**  
**(ORS 93.860)**

Wendi Rena Zwagerman, Claiming Successor in the Small Estate of Jerry Aguiar pending in the Circuit Court of the State of Oregon for Klamath County as Case 23PB00228, GRANTOR, conveys to TDMMW, LLC, an Oregon limited liability company, GRANTEE, the following described real property located in Klamath County, State of Oregon:

Lot 126 Third Addition to Sportsman Park according to the official plat of record on file with the County Clerk of Klamath County, State of Oregon. Map 3606-003BD-02000 Acct#310648; and

Lot 127 Third Addition to Sportsman Park according to the official plat of record on file with the County Clerk of Klamath County, State of Oregon. Map 3606-003BD-02100 Acct #310639; and

Lot 128 Third Addition to Sportsman Park according to the official plat of record on file with the County Clerk of Klamath County, State of Oregon, Map 3606-003BD-02200 Acct #310620. Common Street Address is 26626 Forest Park Lane Klamath Falls, Oregon; and ,

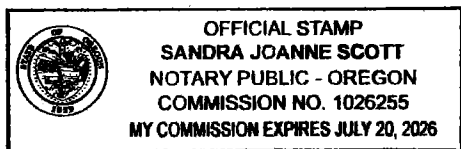
Lot 129 Third Addition to Sportsman Park according to the official plat of record on file with the County Clerk of Klamath County, State of Oregon, Map 3606-003BD-02300 Acct#310611. Common Street Address of 26730 Forest Park Lane Klamath Falls, Oregon with cabin improvement.

*AMERITITLE has recorded this instrument by request  
as an accommodation and has not examined it  
for regularity and sufficiency or as to its effect upon the  
title to any real property that may be described therein.*

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.

Wendi Rena Zwagerman Wendi Rena Zwagerman, Claiming Successor.

On this 11 day of July 2023 personally appeared before me Wendi Rena Zwagerman and acknowledged the foregoing instrument to be her voluntary act and deed.



Sandra Joanne Scott  
Notary Public for Oregon  
My commission expires: 7-20-2026

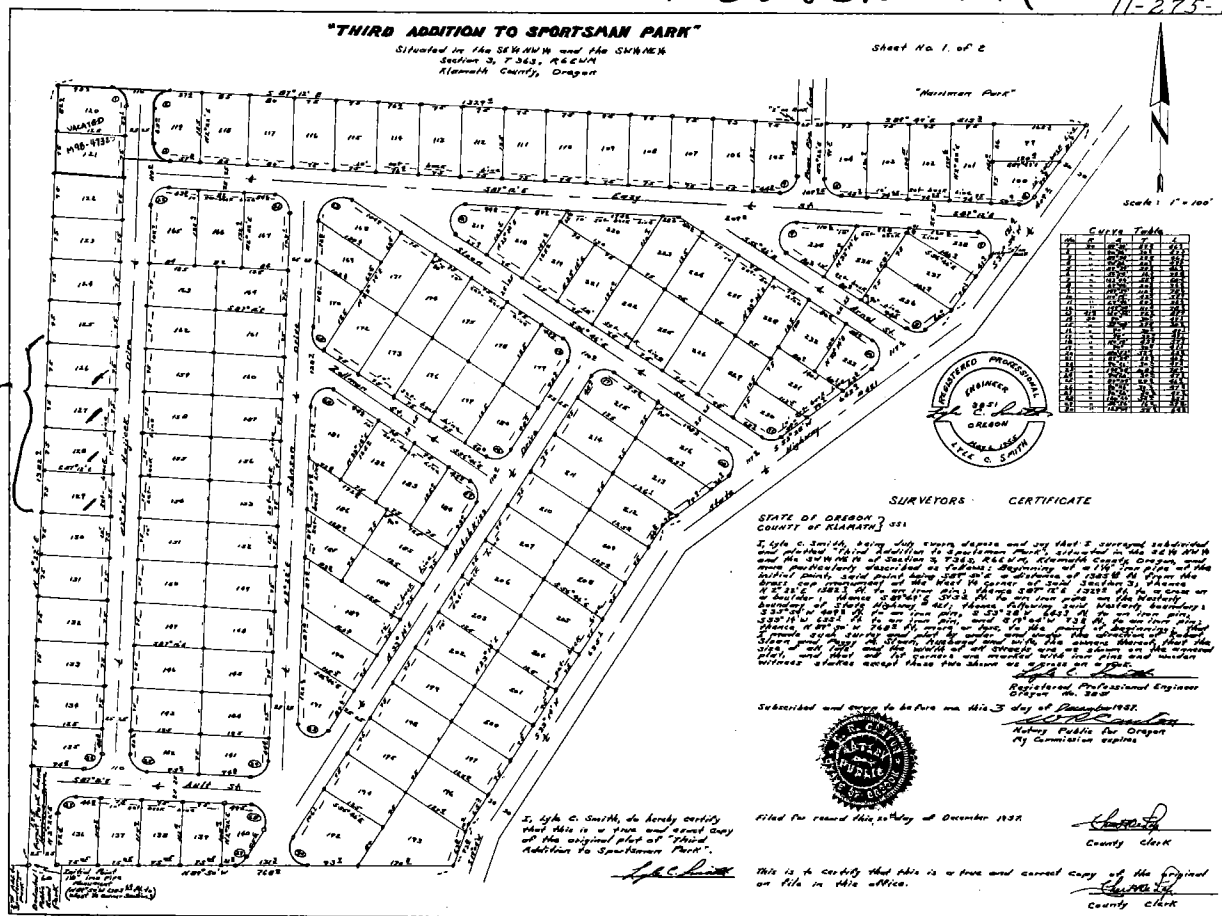
# 1937 Subdivision

11-275-T

## "THIRD ADDITION TO SPORTSMAN PARK"

Situated in the SE 1/4 NW 1/4 and the SW 1/4 NW 1/4 of Section 3, T 36 S, R 6 E W 1/2  
Klamath County, Oregon

Sheet No. 1 of 2



4 Jerry C. Aguirre lots

Lot 126 → tx lot 2000 Danelud \$18,340 Act 310648

Lot 127 → tx lot 2100 Danelud \$18,430 Act 310639

Lot 128 - tx lot 2200 \*minimal structure \$19,370 Act 310620

Lot 129 - tx lot 2300 \$136,110 Act 310611  
CABIN

tx lot 2000 & 2100 purchased by deed/dut for \$10,000  
on or about Aug 13 2018 from Andrea Cook (seiii) and  
Andrea Cook Living Trust as Trustee

tx lot 2200 (26626 Forest Park Lane) and tx lot 2300  
(26730 Forest Park Lane) purchased on/about 2011 for \$125,000  
from Andrea Cook PO Box 5111 Central Point OR 541-840-2481