## **2023-010578**Klamath County, Oregon



Grantor:

Fred Finkenrath

Claiming Successor

12/11/2023 01:43:15 PM

Fee: \$87.00

Grantees:

Fred Finkenrath and Mike Finkenrath

13041 Chirping Sparrow Way.

Tustin, CA 92780

Send Tax Statements to:

Grantee

After recording return to:

Grantee

## BARGAIN AND SALE DEED

Fred Finkenrath, individually and as the Claiming Successor of the Estate of Friedel Otto Finkenrath aka Friedel O. Finkenrath, deceased, Klamath County Circuit Court Case No. 23PB06772 conveys to Fred Finkenrath and Mike Finkenrath, Grantee, that real property situated in Klamath County, Oregon, described as follows:

Lot 3, Block 55, 5th Addition to NIMROD RIVER PARK, as shown on the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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.

The true and actual consideration for this conveyance is the distribution of the estate.

DATED: November	4 <sup>th</sup> , 2023
December	

Fred Finkenrath, as the Claiming Successor

Zuel Frehma

STATE OF CALIFORNI	$\mathbf{A}$
	) ss:
County of Orange	)
	December. 2023 personally appeared the above named Fred Finkenrath
On the day o	f November. 2023 personally appeared the above named Fred Finkenrath
and acknowledged the ab	ove instrument to be his voluntary act and deed as Affiant and Claiming
Successor of the Friedel	Otto Finkenrath Estate.
Subscribed and sv	vorn to before me on November, 2023
	/s/
	Notary Public for California

Certificate Attached for California Notary Wording

## CALIFORNIA JURAT (CALIFORNIA GOVERNMENT CODE § 8202)

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 Orange

Subscribed and sworn to (or affirmed) before me on this 04 day of December 20 23 by Fred Finkenrath

(Name of Signer(s))

satisfactory evidence to be the person(s) who appeared before me.

satisfactory evidence to be the person(s) who appeared before me.

M. RAMIREZ
Notary Public - California
Orange County
Commission # 2387397
My Comm. Expires Dec 18, 2025

ADDITIONAL OPTIONAL INFORMATION

Description of Attached Document

Title or Type of Document: Deed Document Date: 12/04/2023

Number of Pages: N/A Signer(s) Other Than Named Above: N/A

Additional Information: N/A

revision date 01/01/2015