

2025-002749

Klamath County, Oregon



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04/16/2025 08:07:35 AM

Fee: \$87.00

**BARGAIN AND SALE DEED**

David Volz, Claiming Successor  
Rose Tomalczyk, Devisee  
Grantors

David Volz  
1574 W. Buffington St  
Upland, CA 91784  
Grantee

After recording return and Send Tax Statements to:  
Grantee

THIS INDENTURE made this 31 day of MARCH, 2025, by and between DAVID VOLZ, the affiant named in the duly filed affidavit concerning the small estate of THOMAS G. VOLZ, deceased, who took title to Parcel One as Thomas G. Volz and who took title to Parcel Two as Thomas Volz, and ROSE TOMALCZYK hereinafter called the first party, Grantors, and DAVID VOLZ, hereinafter called the second party; Grantee, WITNESSETH:

For value received and the consideration hereinafter stated, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the second party and second party's heirs, successors and assigns all the estate, right and interest of the estate of the deceased, whether acquired by operation of law or otherwise, in that certain real property situated in Klamath County, Oregon, described as follows:

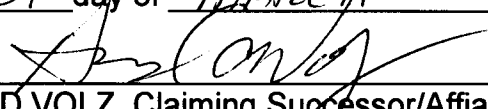
Parcel One: Lot 24, Block 44, Klamath Falls Forest Estates Highway 66 Unit, Plat No. 2, as recorded in Klamath County, Oregon.  
Map/Tax No: 3811-016A0-03900/472232

Parcel Two: Lot 14, Block 44, Klamath Falls Forest Estates Highway 66 Unit, Plat 2, as recorded in Klamath County, Oregon.  
Map/Tax No. 3811-016A0-02300/472385

To Have and to Hold the same unto the second party and second party's heirs, successor and assigns forever. The true consideration for this conveyance is for value other than money.

**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, Grantor, DAVID VOLZ, Claiming Successor, has executed this instrument this 31 day of MARCH, 2025

  
\_\_\_\_\_  
DAVID VOLZ, Claiming Successor/Affiant

STATE OF California )  
 ) ss.  
County of San Bernardino )

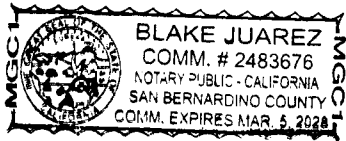
On March 31<sup>st</sup>, 2025 before me, Blake Juarez,  
(name of Notary Public)

Notary Public, personally appeared, DAVID VOLZ, Claiming Successor and Affiant of the Small Estate of THOMAS VOLZ, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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 seal.  
Signature Blake Juarez

(Seal)



My Commission Expires: March 5, 2028

In Witness Whereof, Grantor, ROSE TOMALCYZK, Claiming Successor, has

executed this instrument this 12<sup>th</sup> day of March, 2025

Rose Tomalczyk  
ROSE TOMALCYZK

STATE OF ARIZONA )  
 ) ss.  
County of Gila )

On March 12, 2025 before me, Jasmin Vazquez Estrada  
(Name of Notary Public)

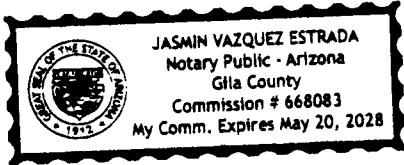
Notary Public, personally appeared, ROSE TOMALCYZK, Devisee of the Small Estate of THOMAS G. VOLZ, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and seal.

Signature Jasmin Vazquez Estrada

(Seal)



My Commission Expires: May 20, 2028