



MT 60119-KR

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'03 APR 11 PM 3:02

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

RICHARD L. SCHERZER

1864 NW HILLPOINT DRIVE

BEND, OR 97701

State of Oregon, County of Klamath

Recorded 04/11/2003 3:02 p.m.

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Linda Smith, County Clerk

Fee \$ 21 # of Pgs 1

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

RICHARD L. SCHERZER

1864 NW HILLPOINT DRIVE

BEND, OR 97701

Escrow No. MT60119-KR

### WARRANTY DEED

PAUL C. CAHILL, Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
RICHARD L. SCHERZER and JUDITH L. SCHERZER, as tenants by the entirety, Grantee(s) and  
grantee's heirs, successors and assigns the following described real property, free of  
encumbrances except as specifically set forth herein in the County of **KLAMATH** and State  
of Oregon, to wit:

Parcel 3 of Land Partition 38-98, being a partition of Parcel 1 of Land Partition 2-  
97 which was a partition of Parcel 1 of Land Partition 65-95, being a portion of  
Lot 5, Block 3 TRACT 1152, NORTH HILLS, located in the SE 1/4 NE 1/4 of Section 35,  
Township 28 South, Range 9 East of the Willamette Meridian, in the city of Klamath  
Falls, County of Klamath, State of Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of  
the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and  
parcel thereof against the lawful claims and demands of all persons whomsoever, except  
those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is **PURSUANT TO AN IRC 1031 TAX  
DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.**

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 AND TO DETERMINE  
ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 9 day of Apr, 2003.

PAUL C. CAHILL

State of Oregon  
County of DESCHUTES

This instrument was acknowledged before me on April 9, 2003 by PAUL C.  
CAHILL.

(Notary Public for Oregon)

My commission expires 10-6-2005

