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MTc-1396-4930

Vol M03 Page 26518  
STATE OF OREGON, 1

RICHARD L. SCHERZER & JUDITH L. SCHERZER  
1864 NW HILLPOINT DRIVE  
BEND OR 97701

Grantor's Name and Address

JRS & ASSOCIATES, LLC  
1864 NW HILL POINT DR  
BEND OR 97701

Grantee's Name and Address

After recording, return to (Name, Address, Zip):  
JRS & ASSOCIATES, LLC  
1864 NW HILL POINT DR  
BEND OR 97701

Until requested otherwise, send all tax statements to (Name, Address, Zip):  
JRS & ASSOCIATES, LLC  
1864 NW HILL POINT DR  
BEND OR 97701

SPACE RESERVED  
FOR  
RECORDER'S USE

State of Oregon, County of Klamath  
Recorded 04/24/2003 2:52 p m.  
Vol M03 Pg 26518  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

puty.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that RICHARD L. SCHERZER & JUDITH L. SCHERZER,  
as tenants by the entirety  
hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by  
JRS & ASSOCIATES, LLC, an Oregon limited liability company  
hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns,  
that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining,  
situated in Klamath County, State of Oregon, described as follows, 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 $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 35, Township 38  
South, Range 9 East of the Willamette Meridian, in the City of Klamath Falls, County  
of Klamath, State of Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized  
in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):  
except those of record and those apparent upon the land, if any, as of the date  
of this deed

and that  
grantor will warrant and forever defend the 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 paid for this transfer, stated in terms of dollars, is \$ 1.00. However, the  
actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate  
which) consideration. (The sentence between the symbols  $\oplus$ , if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be  
made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on 22 April, 2003; if grantor  
is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so  
by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN  
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGU-  
LATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON  
ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-  
PRIATE 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.

Richard L. Scherzer  
RICHARD L. SCHERZER

Judith L. Scherzer  
JUDITH L. SCHERZER

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on 22 April, 2003  
by RICHARD L. SCHERZER & JUDITH L. SCHERZER

This instrument was acknowledged before me on 22 April, 2003  
by Richard L. Scherzer & Judith L. Scherzer  
as tenants  
of Warranty Deed



OFFICIAL SEAL  
KERRI S. RAYBURN  
NOTARY PUBLIC-OREGON  
COMMISSION NO. 327990  
MY COMMISSION EXPIRES OCT. 12, 2003

Kerri S. Rayburn  
Notary Public for Oregon

My commission expires October 12, 2003

21.00