

1st 1889096-SK

2012-007177

Klamath County, Oregon



00120546201200071770020029

THIS SPACE RES

06/29/2012 01:32:18 PM

Fee: \$42.00



After recording return to:

Joseph and Sandra Isola

1026 Blythe Court Rd
Searsville, OR 97623

Until a change is requested all tax
statements shall be sent to the
following address:
Same As Above

File No.: 7021-1889096 (SFK)

Date: June 22, 2012

STATUTORY WARRANTY DEED

Richard L. Scherzer and Judith L. Scherzer, as Trustees of the Scherzer Family Revocable Trust, dated April 6, 2012, or to such Successor Trustee of such trust created under such instrument as may hereafter be appointed, Grantor, conveys and warrants to Joseph Louis Isola and Sandra Lynn Isola, husband and wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

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 SE1/4 NE1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, in the City of Klamath Falls, Klamath County, State of Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$325,000.00**. (Here comply with requirements of ORS 93.030)

The true consideration for this conveyance is pursuant to an IRC 1031 Tax Deferred Exchange on behalf of both Grantor and Grantee.

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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.

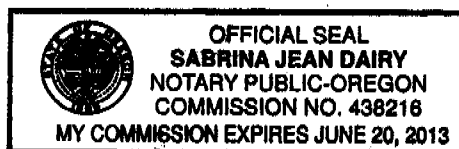
Dated this 28 day of June, 2012
Richard L. Scherzer and Judith L. Scherzer, as Trustees of the Scherzer Family Revocable Trust, dated April 6, 2012, or to such Successor Trustee of such trust created under such instruments as may hereafter be appointed.

Richard L. Scherzer
Richard L. Scherzer, Trustee

Judith L. Scherzer
Judith L. Scherzer, Trustee

STATE OF Oregon)
) ss.
County of Klamath)

This instrument was acknowledged before me on this 28 day of June, 2012
by Richard L. Scherzer and Judith L. Scherzer, Trustees.



Notary Public for Oregon
My commission expires: 06/20/2013