



2016-012271

Klamath County, Oregon

11/16/2016 03:47:01 PM

Fee: \$47.00

THIS SPACE RESERVED

After recording return to:

Lucas R. Schaeffer

833 California Ave

Klamath Falls, OR 97601

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

Lucas R. Schaeffer

833 California Ave.

Klamath Falls, OR 97601

File No. 117813AM

STATUTORY WARRANTY DEED

Nicolas V. Castriotta, Trustees, or their successors in trust, under the Castriotta Living Trust dated October 30, 2009, and any amendments thereto,

Grantor(s), hereby convey and warrant to

Lucas R. Schaeffer and Karen R. Schaeffer, as tenants by the entirety

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

The E1/2 of Tract No. 17, the Resubdivision of Tract 25 to 32 of ALTAMONT RANCH TRACTS, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM that portion taken by Klamath County for the widening of Bisbee Street by instrument recorded July 1, 1965 in Book 362 at page 563, Deed Records of Klamath County, Oregon.

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

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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 15 day of November 2016

Castriotta Living Trust

Nicolas V. Castriotta
Nicolas V. Castriotta, Trustee

State of Oregon } ss
County of Klamath }

On this 15 day of November, 2016, before me, Lisa Legget-Weatherby Notary Public in and for said state, personally appeared Nicolas V. Castriotta, Trustee of the Castriotta Living Trust, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Lisa Legget-Weatherby
Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 10/19/19

