

Recording Requested By:

Ronald & Johanna Scholer  
1440 Tingley Lane  
Klamath Falls, OR 97603

When Recorded Mail To:

Paraclete Estate Planning  
10 Crater Lake Avenue  
Medford, OR 97504

Mail Tax Statements To:

Ronald & Johanna Scholer  
1440 Tingley Lane  
Klamath Falls, OR 97603

**2020-009120**

**Klamath County, Oregon**

**07/24/2020 03:36:25 PM**

**Fee: \$87.00**

(This Space for Recorder's Use)

**WARRANTY DEED**

R. SCOTT SCHOLER and JOHANNA M. SCHOLER, hereinafter referred to as "Grantors", convey and warrant unto RONALD SCOTT SCHOLER and JOHANNA M. SCHOLER, as Trustees of the RONALD AND JOHANNA SCHOLER TRUST, dated July 23, 2020, hereinafter referred to as "Grantees", all of their interest in that real property situated in Klamath County, State of Oregon and described as:

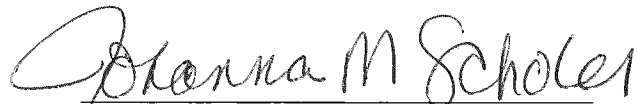
**SEE "EXHIBIT A" ATTACHED HERETO AND  
INCORPORATED HEREIN BY REFERENCE**

There is no monetary consideration for this transfer as it is for estate planning purposes only.

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: 7/23/2020

  
R. SCOTT SCHOLER

  
JOHANNA M. SCHOLER

STATE OF OREGON )

) ss.

County of Jackson )

This instrument was acknowledged before me on 7/23/2020 by R. SCOTT SCHOLER and JOHANNA M. SCHOLER.

WITNESS my hand and official seal

Notary Public in and for this state



## EXHIBIT A

### PARCEL ONE:

A parcel of land situate in the NE 1/4 of Section 5, Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

The S1/2 NE1/4 NE1/4 and the N1/2 SE1/4 NE1/4, EXCEPTING the South 150 feet of the N1/2 SE1/4 NE 1/4.

ALSO EXCEPTING THEREFROM commencing at the Southeast corner of the N1/2 SE1/4 NE1/4 of said Section 5; thence North 00 degrees 22' 00" West along the East line of said Section 5, 150 feet; thence leaving said Section line South 89 degrees 48' 00" West, 739.34 feet to the point of beginning for this description; thence North 81 degrees 17' 43" West along a fence, 25.39 feet; thence North 79 degrees 48' 21" West along a fence, 172.97 feet to the end of fence; thence North 78 degrees 54' 42" West, 125.00 feet; thence North to a point on the North line of S1/2 NE1/4 NE1/4 of said Section 5; thence West along said North line to the Northwest corner of S1/2 NE 1/4 NE1/4; thence South along the West line of E1/2 NE 1/4 of said Section 5 to a point which is 150.00 feet North of the Southwest corner of N1/2 SE1/4 NE1/4; thence South 89 degrees 48' 00" East 580.66 feet to the point of beginning.

(Account 92116, Map 4009-00500-00200)

### PARCEL TWO:

A parcel of land situate in the NE1/4 of Section 5, Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Commencing at the Southeast corner of N1/2 SE1/4 NE1/4 of said Section 5; thence North 00 degrees 22' 00" West along the East line of said Section 5, 150.00 feet to the pint of beginning for this description; thence leaving said section line South 89 degrees 48' 00" West, 739.34 feet; thence South 81 degrees 17' 43" East along a fence, 247.78 feet; thence North 87 degrees 28' 53" East along a fence, 176.47 feet; thence South 88 degrees 12' 35" East along a fence, 168.39 feet; thence North 82 degrees 51' 26" East along a fence and the Easterly extension thereof, 151.09 feet to a point on the Easterly line of said Section 5, thence North 00 degrees 22' 00" West along said Section line, 18.80 feet to the point of beginning.

EXCEPTING THEREFROM any portion of the above described parcels lying within the limits of the Tingley Lane County Road right of way.

(Account 92161, Map 4009-00500-01000)