

Julie R. Scala, Trustee

Grantor

Nicholas D. Scala and Julie R. Scala, Trustees  
6486 Bryant Ave.  
Klamath Falls, OR 97603

2022-000394

Klamath County, Oregon



01/11/2022 11:10:09 AM

Fee: \$87.00

Grantee

After recording return to:

Grantee

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

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, That Julie R. Scala, Successor Trustee of the Vern and Donna Young 2004 Revocable Trust u.a.d. April 21, 2004, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Nicholas D. Scala and Julie R. Scala, Trustees Scala Living Trust, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

See attached Exhibit "A"

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352

To Have and to Hold the same unto the said 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 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 said premises and every party of 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 other than money.

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

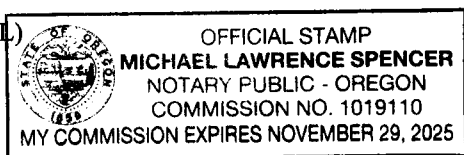
In Witness Whereof, the undersigned grantor, have executed this instrument this 11 day of January, 2022.

Julie R. Scala, Successor Trustee of the Vern and Donna Young 2004 Revocable Trust u.a.d. April 21, 2004

STATE OF Oregon, County of Klamath ss.

Personally appeared the above named Julie R. Scala, Successor Trustee of the Vern and Donna Young 2004 Revocable Trust u.a.d. April 21, 2004 and acknowledge the foregoing instrument to be her voluntary act and deed.

(S E A L)



Before me:

Notary Public for 11-29-2025

EXHIBIT 'A'  
LEGAL DESCRIPTION

A portion of the S1/2 SW1/4 NW1/4 in Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point which lies North 1 degree 12' West a distance of 331.4 feet along the Section line North 88 degrees 57' East a distance of 1279.5 feet from the iron axle which marks the one-quarter section corner common to Sections 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence:

Continuing North 88 degrees 57' East a distance of 73.2 feet to a point; thence North 0 degrees 41' West a distance of 331.3 feet to an iron pin which marks the Northeast corner of the S1/2 SW1/4 NW1/4 of Section 11; thence South 88 degrees 58' West along said North line of the S1/2 SW1/4 NW1/4 of Section 11, a distance of 75.9 feet to an iron pin; thence South 1 degree 12' East a distance of 331.4 feet, more or less, to the point of beginning of said Tract.