



THIS SPACE RESERVED FOR

2022-000622
Klamath County, Oregon
01/18/2022 09:25:02 AM
Fee: \$87.00

After recording return to:

Gerald A. Massini and Susan B. Massini

8950 Booth Road

Klamath Falls, OR 97603

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

Gerald A. Massini and Susan B. Massini

8950 Booth Road

Klamath Falls, OR 97603

File No. 518217AM

STATUTORY WARRANTY DEED

Joseph L. Isola and Sandra L. Isola, as Trustees of Isola Revocable Living Trust,

Grantor(s), hereby convey and warrant to

Massini Gold, LLC., an Oregon Limited Liability Company,

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:

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, County of Klamath, State of Oregon.

The consideration paid for the transfer is \$450,000.00, 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 13 day of January, 2022

Isola Revocable Living Trust

By: [Signature]
Joseph L. Isola, Trustee

By: [Signature]
Sandra L. Isola, Trustee

State of Oregon} ss.
County of Klamath}

On this 13 day of January, 2022, before me, Melissa Cook a Notary Public in and for said state, personally appeared Joseph L. Isola and Sandra L. Isola known or identified to me to be the person whose name is subscribed to the foregoing instrument as Trustees of the Isola Revocable Living Trust, and acknowledged to me that he/she/they executed the same as Trustee.

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

[Signature]
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 3/15/22

