



2022-003518

Klamath County, Oregon

03/23/2022 08:47:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Scott S. Scalas and Jayne M. Scalas

5613 Mason Ln

Klamath Falls, OR 97601

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

Scott S. Scalas and Jayne M. Scalas

5613 Mason Ln

Klamath Falls, OR 97601

File No. 524375AM

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### STATUTORY WARRANTY DEED

**Matthew L. Bryant,**

Grantor(s), hereby convey and warrant to

**Scott Salvatore Scalas and Jayne Marie Scalas, 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:

**Lot 15, Block 10 BUENA VISTA ADDITION to the City of Klamath Falls, ALSO the South 16 feet of vacated Oregon Avenue lying adjacent to and Northerly of said lots by order of vacation recorded March 16, 1959 in Volume 310 at page 496, Deed Records, in the County of Klamath, State of Oregon.**

The true and actual consideration for this conveyance is \$275,100.00. **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 16th day of March, 2022

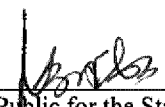


Matthew L. Bryant

State of TEXAS } ss  
County of BEXAR }

On this 16th day of March, 2022, before me, Deborah A Fuentes a Notary Public in and for said state, personally appeared Matthew L. Bryant, 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.

  
Notary Public for the State of Texas  
Residing at: San Antonio TX 78230  
Commission Expires: 8/1/25

