



2022-004513

Klamath County, Oregon

04/08/2022 01:37:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Michael Joseph Castello and Tammi Nanette Castello

1038 Tamera Dr.

Klamath Falls, OR 97603

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

Michael Joseph Castello and Tammi Nanette Castello

1038 Tamera Dr.

Klamath Falls, OR 97603

File No. 521439AM

STATUTORY WARRANTY DEED

Lyle S. Shrifter, also known as Steve Shrifter, as Trustee of the Steve Shrifter Trust, uad November 7, 2013,
Grantor(s), hereby convey and warrant to

Michael Joseph Castello and Tammi Nanette Castello, 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 12 in Block 12 of Tract No. 1003, THIRD ADDITION TO MOYINA, according to the official plat
thereof on file in the office of the County Clerk of Klamath County, Oregon.**

The consideration paid for the transfer is \$415,000.00, 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:

87 AMT

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 31st day of March, 2022.

The Steve Shrifter Trust, uad November 7, 2013

By: Lyle S. Shrifter Trust
Lyle S. Shrifter, also known as Steve Shrifter, Trustee

State of Oregon} ss.
County of Klamath}

On this 31st day of March, 2022, before me, Marjorie Anne Stuart, a Notary Public in and for said state, personally appeared Lyle S. Shrifter, also known as Steve Shrifter known or identified to me to be the person whose name is subscribed to the foregoing instrument as Trustee of the The Steve Shrifter Trust, uad November 7, 2013, 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.

Marjorie Anne Stuart
Notary Public for the State of Oregon»
Residing at: Klamath County
Commission Expires: 5/18/2025

