



2024-008442
Klamath County, Oregon
09/26/2024 01:47:02 PM
Fee: \$87.00

After recording return to:

Nicholas D. Scala and Julie R. Scala

6486 Bryant Ave.

Klamath Falls, OR 97603

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

Nicholas D. Scala and Julie R. Scala

6486 Bryant Ave.

Klamath Falls, OR 97603

File No. 645495AM

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Ronald E. Wolf,

Grantor(s), hereby convey and warrant to

Nicholas D. Scala and Julie R. Scala, 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:

A parcel of land situate in the N1/2 of the SW1/4 of NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, particularly described as follows:

Beginning at a point marked by an iron pin driven in the ground in the center line of a 60 foot roadway from which the section corner common to sections 2, 3, 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon bears South 89°441/2' West along the center line of said roadway 1149.4 feet to a point in the West boundary of said Section 11 and North 0° 131/2 West along the section line 1662.5 feet; running thence South 0°7' East 331.65 feet to a point in the Southerly boundary of said N1/2 of SW1/4 of NW1/4 of said Section 11; thence North 89° 42' East along said boundary line 135 feet; thence North 0°7' West 331.55 feet, more or less, to the center line of said roadway thence South 89°441/2 West along the center line of said roadway, 135 feet, more or less, to the point of beginning.

The true and actual consideration for this conveyance is \$150,000.00.

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:

Real property taxes due, if any, but not yet payable

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 30th day of September, 2024.

R E W
Ronald E. Wolf

State of Wisconsin } ss
County of Rusk }



On this 30th day of September, 2024, before me, Kristina Wood a Notary Public in and for said state, personally appeared Ronald E. Wolf, 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.

Kristina Wood
Notary Public for the State of Wisconsin
Residing at: 612 E 11th St S, Ladysmith WI 54848
Commission Expires: 1-29-2026