



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Joey Serafin and Carla Sue Schultz-Serafin,
Trustees of the Joey Serafin and Carla Sue
Schultz-Serafin Trust

110 NE Thousand Oak DR

Corvallis, OR 97330

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

Joey Serafin and Carla Sue Schultz-Serafin,
Trustees of the Joey Serafin and Carla Sue
Schultz-Serafin Trust

110 NE Thousand Oak DR

Corvallis, OR 97330

File No. 662264AM

STATUTORY WARRANTY DEED

Charles B. Mourer who acquired title as Charles R. Mourer & Betty L. Mourer, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Joey Serafin and Carla Sue Schultz-Serafin, Trustees of the Joey Serafin and Carla Sue Schultz-Serafin Trust,

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:

See Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$1,998,000.00.

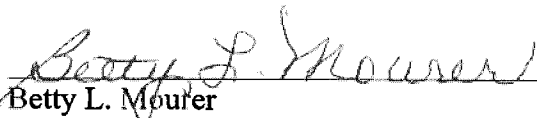
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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: January 16, 2025



Charles B. Mourer

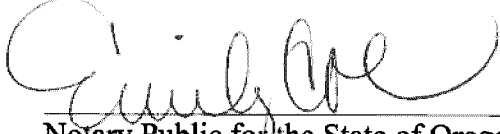


Betty L. Mourer

State of Oregon } ss
County of Klamath }

On this 21 day of January, 2025, before me, Emily Jean Coe a Notary Public in and for said state, personally appeared Charles B. Mourer and Betty L. Mourer, 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 Oregon

Residing at: Klamath Falls OR

Commission Expires: 9/27/2025



EXHIBIT 'A'

Parcel 1: The S1/2 of the NE1/4, and NE1/4 of the SE1/4 in Section 9, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 2: S1/2 NW1/4, NW1/4 SW1/4, E1/2 SW1/4, SE1/4 of Section 10 in Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon