

**2025-006572**

**Klamath County, Oregon**

**07/29/2025 02:30:01 PM**

**Fee: \$97.00**

**Grantor:**

Carmen Ann Scherich

**Grantee:**

Carmen Scherich, Trustee of the  
Carmen Scherich Rev. Tr.

**Until a change is requested, all tax  
statements are to be sent to:**

No change

**After recording, return to:**

Jessica A. Rogers  
777 High Street, Suite 300  
Eugene, OR 97401

---

---

**WARRANTY DEED**

Carmen Ann Scherich, Grantor, conveys and warrants to Carmen Scherich, Trustee, or her successors in Trust, of the Carmen Scherich Revocable Trust, Grantee, the real property situated in Klamath County, Oregon and more particularly described on Exhibit A attached hereto as follows:

Grantor covenants that Grantor is seized of an indefeasible estate in the real property described above in fee simple, that Grantor has good right to convey the property, that the property is free from encumbrances except as specifically set forth herein, and that Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantor, provided that the foregoing covenants are limited to the extent of coverage available to Grantor under any applicable standard or extended policies of title insurance, it being the intention of the Grantor to preserve any existing title insurance coverage. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

The true and actual consideration for this conveyance is other value given or promised.

**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.

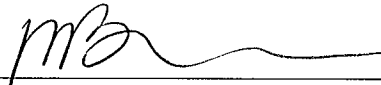
DATED this 29th day of July, 2025



Carmen Ann Scherich, Grantor

STATE OF OREGON; County of Lane: ss.

This instrument was acknowledged before me on the 29th day of July, 2025, by Carmen Ann Scherich, Grantor.



Notary Public for Oregon

## EXHIBIT A

### Parcel 1

A portion of Government Lot 1 in Section 4, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron rod at the intersection of the South line of said Government Lot 1 and the Southeasterly right of way line of State Highway No. 422 (South) said pin being North 89° 57' 21" East 774.03 feet from the Southeast corner of said Government Lot 1; thence North 47° 06' 01" East 310.00 feet along said right of way line to a 5/8" iron rod; thence South 42° 53' 59" East 288.51 feet to a point on the South line of said Government Lot 1; thence North 89° 57' 21" West 423.49 feet to the point of beginning, with bearing based on Major Land Partition No. 81-6 as tiled in the Klamath County Engineer's Office.

### Parcel 2

A portion of Government Lot 8 in Section 4, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a 5/8" iron rod on the North line of said Government Lot 8, said rod being North 89° 57' 21" West 487.81 feet from the Northeast corner of said Government Lot 8; thence along said Government Lot line South 89° 57' 21" East 72.00 feet to a point; thence South 160.00 feet to a point; thence South 10° East 101.11 feet to a point; thence South 58° 02' West 105.57 feet to a point 315.52 feet South of the point of beginning; thence North 19.54 feet to a 5/8" iron rod; thence North 295.98 feet to the point of beginning, with bearings based on Major Land Partition No. 81-6 as filed in the Klamath County Engineer's Office.