After Recording, return to:

Rebecca Marie Weldon 6451 Climax Avenue Klamath Falls OR 97603 2009-015986 Klamath County, Oregon



12/22/2009 12:34:55 PM

Fee: \$37.00

Until requested otherwise, send all tax statements to: Rebecca Marie Weldon 6451 Climax Avenue Klamath Falls, OR 97603

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that SCOTT D. MASON, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell, and convey unto REBECCA MARIE WELDON, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of the grantor's right, title and interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, free of encumbrances except for matters of public record and described as follows, to wit:

Buena Vista Addition, Block 67, Lot 6 in Klamath County, Oregon, and more commonly known as 1819 Modoc Street/1821 Modoc Street, Klamath Falls, Oregon 97601

THE LIABILITY AND OBLIGATIONS OF THE GRANTOR TO GRANTEE AND GRANTEE'S HEIRS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTOR UNDER A [STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD EXTENDED]. IT IS 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 consideration for this conveyance is \$0, per Agreement To Transfer Ownership Of Real Estate Property dated October 1, 2009

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 4 h day of . 2009.

SEOUT D. MASON

STATE OF OREGON)

) ss.

County of Klamath

The foregoing instrument was acknowledged before me this \_

by Scott D. Mason.

14h

day of <u>Dec.</u> 2009

