

UTC 87275-MS



2010-003565

Klamath County, Oregon

THIS SPACE



00081573201000035650020021

03/22/2010 03:28:49 PM

Fee: \$42.00

After recording return to:

Scott Mason

405 N. 4th Street

Klamath Falls, OR 97601

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

Scott Mason

405 N. 4th Street

Klamath Falls, OR 97601

Escrow No. MT87275-MS

Title No. 0087275

SWD-EM r.012910

STATUTORY WARRANTY DEED

Corbett Branstetter and Pamela K. Branstetter, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Scott Mason and Cathy Mason**, 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 3 and the Southwesterly 1.8 feet of Lot 2 in Block 11 of FIRST ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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:

The true and actual consideration for this conveyance is **\$116,025.00**.

42amt

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 19th day of March, 2010.

Corbett Branstetter
Corbett Branstetter

Pamela K. Branstetter
Pamela K. Branstetter

State of Idaho)

County of Kootenai)

On this 19th day of March, 2010 before me Kelly Story, a notary public in and for said State, personally appeared Corbett Branstetter and Pamela K. Branstetter known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

Kelly Story
Notary Public
Residing at: Spirit Lake
Commission Expires: 1-14-2014

