



THIS SPA

2012-009183

Klamath County, Oregon



00123002201200091830030033

08/20/2012 11:51:55 AM

Fee: \$47.00

After recording return to:

Richard O. Mason

1250 Madison Street

Klamath Falls, OR 97603

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

Richard O. Mason

1250 Madison Street

Klamath Falls, OR 97603

Escrow No. MT94246-KR

Title No. 0094246

SWD r.020212

### STATUTORY WARRANTY DEED

**A. Ruth Groeneveld,**

Grantor(s), hereby convey and warrant to

**Richard O. Mason,**

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 EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

The true and actual consideration for this conveyance is **\$132,000.00**.

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:

**2012-2013 Real Property Taxes a lien not yet due and payable.**

Am 47.00

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 10 day of August, 2012.

A. Ruth Groeneveld  
A. Ruth Groeneveld

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on August 10, 2012 by A. Ruth Groeneveld.



Cherice F. Treasure  
(Notary Public for Oregon)

My commission expires 6/17/2016

EXHIBIT "A"  
LEGAL DESCRIPTION

A tract of land in the NE1/4NW1/4SW1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin at the 1/4 section corner common to Sections 14 and 15, Township 39 South, Range 9 East of the Willamette Meridian; thence South 89°46'East 277.5 feet and South 89°13 1/2'East 392.4 feet along the Southerly boundary of SUMMERS HEIGHTS, a platted subdivision in Klamath County, Oregon, to the Northwest corner of said NE1/4NW1/4SW1/4 of said Section 14; thence South along the West boundary of same distance of 30.0 feet to the South boundary of Summers Heights and the true point of beginning; thence continuing South along said boundary a distance of 100.0 feet; thence East 100.0 feet and parallel with the North boundary; thence North 100.0 feet; thence West 100.0 feet to the true point of beginning.