RECORDING PREPARED BY:

Land Trust Company, LLC
1118 Lancaster Drive NE #363
Salem, OR 97301

AND WHEN RECORDED MAIL THIS DEED AND MAIL TAX STATEMENTS TO:

Ted Mason
A205 - 11615 28TH Ave NW
Edmonton, AB T6J - 3Z8

2017-008817
Klamath County, Oregon

00208019201700088170010018

08/07/2017 09:18:01 AM Fee: $42.00

WARRANTY DEED

WARRANTY DEED, made this 28th day of July 2017 by and between Land Trust Company, LLC ("GRANTOR"), an Oregon Limited Liability Company, whose mailing address is: 1118 Lancaster Dr. NE #363, Salem, OR 97301; and Ted Mason ("GRANTEE"), whose mailing address is: A205 - 11615 28TH Ave NW, Edmonton, AB T6J - 3Z8

THE GRANTOR, for and in consideration of the sum of $10.00 (ten-dollars), the receipt and sufficiency of which is herby acknowledged and received, and for other good and valuable consideration, does herby grant, bargain, sell and convey unto the grantee his/her heirs and assigns, the following described premises located in the County of Klamath, State of Oregon, described as:

Lot 19, Block 41, Oregon Pines, according to the plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TO HAVE AND TO HOLD the said premises, with its appurtenances unto the said Grantee his/her heirs and assigns forever. Grantors covenant with the Grantee that the Grantors are now seized in fee simple absolute of said premises; that the Grantors have full power to convey same; that the same is free from all encumbrances excepting those set forth above; that the Grantee shall enjoy the same without any lawful disturbance; that the Grantors will, on demand, execute and deliver to Grantee, at the expense of the Grantors, any further assurance of the same that may be reasonably required, and, with the exceptions set forth above, that the Grantors warrant to the Grantee and will defend for him/her all the said premises against every person lawfully claiming all or any interest in same, subject to real property taxes accrued by not yet due and payable and any other covenants, conditions, easements, rights of way, laws and restrictions or record.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Grantor – Land Trust Company, LLC (Danielle Scott - Principal)

STATE OF **OREGON**)
) ss.
COUNTY OF **MARION**)

On this the 28th day of July 2017, before me KARINA A. GARCIA (notary public - printed name), the undersigned officer, personally appeared Danielle S. Scott, who proved to me on the basis of satisfactory evidence to be the person whose name IS subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Oregon that the foregoing is true and correct.

WITNESS my hand and official seal:

NOTARY PUBLIC – STATE OF OREGON

OFFICIAL STAMP
KARINA APODACA GARCIA
NOTARY PUBLIC - OREGON
COMMISSION NO. 962153
MY COMMISSION EXPIRES MAY 17, 2021

Unofficial Copy