



THIS SPACE RESERVED FOR

2018-013044

Klamath County, Oregon

10/25/2018 12:15:01 PM

Fee: \$92.00

After recording return to:

Russell W. Cook and Tracy D. Cook

P.O. Box 1237

La Grande, OR 97850

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

Russell W. Cook and Tracy D. Cook

P.O. Box 1237

La Grande, OR 97850

File No. 260065AM

STATUTORY WARRANTY DEED

Kent L. Pederson and Linda Pederson, as Tenants by the Entirety and Nathaniel Mason and Danette M. Mason, as Tenants by the Entirety, all with rights of survivorship,

Grantor(s), hereby convey and warrant to

Russell W. Cook and Tracy D. Cook, 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:

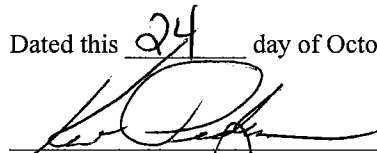
See Attached Exhibit 'A'

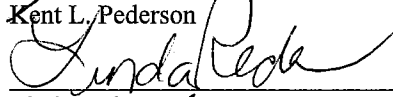
The true and actual consideration for this conveyance is \$129,900.00.

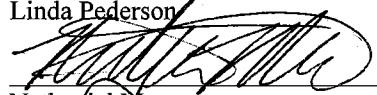
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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 24 day of October, 2018.


Kent L. Pederson


Linda Pederson



Nathaniel Mason


Danette M. Mason

State of Oregon } ss
County of Klamath }

On this 24 day of October, 2018, before me, Melissa R Strom a Notary Public in and for said state, personally appeared Kent L. Pederson, Linda Pederson, Nathaniel Mason and Danette M. Mason, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public for the State of Oregon
Residing at: Klamath Falls, Oregon
Commission Expires: March 15, 2022

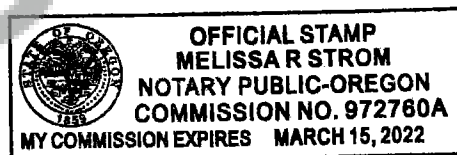


EXHIBIT 'A'

A portion of Lot 13 of Homedale, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the Southwest corner of said Lot 13; thence North $0^{\circ} 20'$ East along the Easterly edge of Homedale Road a distance of 45.91 feet to an iron pin; thence South $88^{\circ} 19'$ East a distance of 99.16 feet to an iron pin; thence South $8^{\circ} 14'$ West a distance of 130.20 feet to an iron pin on the Southerly line of said Lot 13; thence North $43^{\circ} 30'$ West a distance of 118.50 feet more or less to the point of beginning.

Together with the following described property:

Beginning at the Southwest corner of Lot 13, Homedale, Klamath County, Oregon; thence South $0^{\circ} 20'$ West along the East boundary of Homedale Road, 19.22 feet to a one-half inch iron pin; thence South $67^{\circ} 32'$ East, 32.26 feet to the Southerly boundary of Lot 13; thence North $43^{\circ} 16' 30''$ West, along the Southerly boundary of Lot 13, 43.33 feet, to the point of beginning.

Excepting therefrom the following:

Commencing at the Southwest corner of Lot 13, Homedale, Klamath County, Oregon; thence South $43^{\circ} 16' 30''$ East along the Southerly boundary of Lot 13, 43.33 feet to the true point of beginning; thence South $43^{\circ} 16' 30''$ East 75.17 feet to an iron pin; thence North $8^{\circ} 06' 40''$ East, 31.88 feet to a one-half inch iron pin; thence North $67^{\circ} 32'$ West, 60.63 feet to the true point of beginning.