



THIS SPACE RESERVED FOR

2020-010703

Klamath County, Oregon

08/26/2020 12:03:01 PM

Fee: \$87.00

After recording return to:

Nathaniel D. Mason and Danette M. Mason

PO Box 525

Klamath Falls, OR 97601

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

Nathaniel D. Mason and Danette M. Mason

PO Box 525

Klamath Falls, OR 97601

File No. 391233AM

STATUTORY WARRANTY DEED

Jeri Diane Cooper, as Trustee of the Allen A. Timms Family Trust Dated April 12, 2002, as Restated on February 26, 2019, and as amended on June 1, 2020, and her successors in Trust, also known as the Allen and Genevieve Timms Trust dated April 12, 2002,

Grantor(s), hereby convey and warrant to

Nathaniel D. Mason and Danette M. 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 6 in Block 2 of TRACT NO. 1067, THE HIGHLANDS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$515,000.00.

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:

"2020-2021 Real Property Taxes, a lien not yet due and payable"

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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 26 day of August, 2020

Allen A. Timms Family Trust, aka the Allen A. and Genevieve Timms Family Trust

By: Jeri Diane Cooper
Jeri Diane Cooper, Trustee

State of Oregon} ss.
County of Klamath}

On this 26 day of August, 2020, before me, Jenny Annette Brazil, a Notary Public in and for said state, personally appeared Jeri Diane Cooper known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Allen A. Timms Family Trust, also known as the Allen and Genevieve Timms Trust, and acknowledged to me that he/she/they executed the same as Trustee.

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

Jenny Annette Brazil
Notary Public for the State of Oregon»
Residing at: Klamath County
Commission Expires: 10/23/2022

