



THIS SPACE RESERVED FOR

2021-004946

Klamath County, Oregon

04/01/2021 11:04:00 AM

Fee: \$87.00

After recording return to:
Scott Mason and Cathy Mason
5370 Harpold Rd
Bonanza, OR 97623

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

Scott Mason and Cathy Mason
5370 Harpold Rd
Bonanza, OR 97623
File No. 404873AM

STATUTORY WARRANTY DEED

John Q. House and Susan F. House,

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:

Parcel A:

**Parcel 2 of Unsurveyed Land Partition 19-17 being a replat of Parcel 3 of Major Land Partition 79-20 and
property situated in the East 1/2 of Section 1 and the West 1/2 of Section 12 of Township 39 South, Range 10
East, Willamette Meridian, Klamath County, Oregon and recorded June 4, 2018 as Instrument No. 2018-
006735, Klamath County Records.**

Parcel B:

**That portion of the E1/2 NW1/4 of Section 12, Township 39 South, Range 10 East of the Willamette
Meridian, Klamath County, Oregon, lying North of the USBR "E" Canal.**

AND

**The W1/2 NE1/4 of Section 12, Township 39 South, Range 10 East of the Willamette Meridian.
EXCEPTING THEREFROM that part of the above described tract lying within the county road and within
the "E" Canal right-of-way.**

The true and actual consideration for this conveyance is \$540,000.00.

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:

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 1 day of April, 2021

John Q. House
John Q. House

Susan F. House
Susan F. House

State of Oregon } ss
County of Klamath }

April
On this 1 day of March, 2021, before me, Heather Sciurba a Notary Public in and for said state, personally appeared John Q. House and Susan F. House, 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.

Heather Sciurba

Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 12/17/2021

