



2022-006054

Klamath County, Oregon

05/12/2022 09:13:01 AM

Fee: \$102.00

THIS SPACE RESERVED FOR

After recording return to:

Vincent G. Perez

P.O. Box 891

Christmas Valley, OR 97641

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

Vincent G. Perez

P.O. Box 891

Christmas Valley, OR 97641

File No. 538114AM

STATUTORY WARRANTY DEED

Cheryl Ann Kayser and N. Joseph Lynch, Special Master for Ricky Dean Ford

Grantor(s), hereby convey and warrant to

Vincent G. Perez,

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:

The S1/2 of the E1/2 of Lot 13, in Block 6, KLAMATH FALLS FOREST ESTATES SYCAN UNIT, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

PARCEL B:


The S1/2 of the W1/2 of Lot 14, in Block 6, KLAMATH FALLS FOREST ESTATES SYCAN UNIT, 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 \$65,000.00.

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.

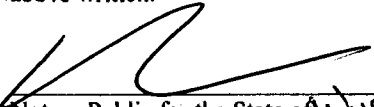
Dated this 10 day of May, 2022

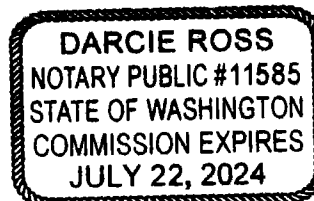

Cheryl Ann Kayser

N. Joseph Lynch, Special Master for Ricky Dean Ford

State of Washington ss
County of Thurston


On this 10th day of May, 2022, before me, Darcie Ross a Notary Public in and for said state, personally appeared Cheryl Kayser, 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.

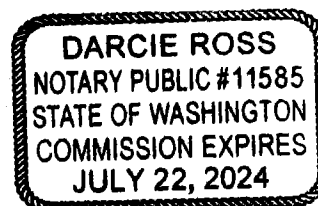

Notary Public for the State of Washington
Residing at: Olympia
Commission Expires: 7-22-2024



State of Washington ss
County of Thurston

On this 10 day of May, 2022, before me, Darcie Ross a Notary Public in and for said state, personally appeared N. Joseph Lynch, Special Master for Ricky Dean Ford, 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 Washington
Residing at: Olympia
Commission Expires: 7-22-2024



The document to which this certificate is attached is a full, true and correct copy of the original on file and of record in my office.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said court this 28 day of April, 2020

RECEIVED & FILED
Mason County Clerk

JUN 17 2020 (98)

Superior Court of WA
Sharon Fogo

19-3-00166-23
OR 41

Order
8364844



SHARON K. FOGO
County Clerk and Clerk of the Superior
Court of the State of Washington, in
and for the County of Mason
by [Signature]

Superior Court of Washington, County of Mason

Petitioner:

CHERYL A KAYSER

And Respondent:

RICKY D FORD

No. 19-3-00166-23

Order Enforcing Decree, Appointing
Special Master, and Judgment for Fees
(MTSC)

*Clerk's action required.

Order Enforcing Decree, Appointing Special Master,
and Judgment for Fees

1. Money Judgment Summary

☒ Summarize any money judgment from section 8 in the table below.

Judgment for	Debtor's name (person who must pay money)	Creditor's name (person who must be paid)	Amount	Interest
Lawyer fees and costs	Ricky Ford	Cheryl Kayser	\$3,742.50	\$0
Yearly Interest Rate: 12%				
Lawyer (name): Randy Finney		represents: Cheryl Kayser		
Lawyer (name): Pro Se		represents: Ricky Ford		

2. The (check one): ☒ Petitioner made a Motion to Enforce Decree and Appoint Special

Master. An Agreed Temporary Order was entered with the Court on June 3, 2020. A

Compliance Review was set for June 17, 2020.

3. The Court has considered the *Motions* and any supporting documents, response from the other party, other documents from the court record identified by the court, if any, and any testimony or argument.

➤ **The Court Finds:**

➤ **The Court Orders:**

4. Petitioner's Motion to Enforce Decree and Appoint a Special Master is granted. N.

Joseph Lynch is appointed Special Master to effectuate the sale of the property as indicated in the Decree, entered on November 13, 2019. Mr. Lynch shall have all authority to act in the stead of Respondent, Ricky Ford, for the sale of the property owned by the parties. The fees associated with the special master and any fees associated with cleaning up the property shall be the sole responsibility of the Respondent, Ricky Ford.

5. Petitioner's request for attorney's fees is granted *Resonance*

6. Furthermore, the Sheriff of Klamath County, Oregon is directed to remove the Respondent, Ricky Ford, from the property effective immediately.

7. ☒ The Court orders the following money judgment: *Resonance*

Judgment for	Debtor's name (person who must pay money)	Creditor's name (person who must be paid)	Amount	Interest
<input checked="" type="checkbox"/> Lawyer fees and costs	Ricky Ford	Cheryl Kayser	\$3,742.50	\$0

The interest rate for lawyer fees and costs is 12%.

8. Other orders (if any): _____

Ordered.

Dated this 17 day of June, 2020.

Presented by:

Approved by Phone

RANDY FINNEY, WSBA #19893
Attorney for Plaintiff


Judge/Commissioner

Robert Sauerlender

Approved for entry:

FTA despite proper notice.

RICKY D FORD
Respondent, Pro Se