

2023-006906

Klamath County, Oregon



00318574202300069060030031

08/14/2023 11:54:47 AM

Fee: \$92.00

COVER PAGE FOR OREGON DOCUMENTS

Grantor: Erica Mason, who acquired title as Erica Jarvis, a married woman

Grantor's Mailing Address: 5731 Bellevue Avenue, La Jolla, California 92037

Grantee: Thomas Joseph Mason and Erica Teresa Mason, Trustees of The Mason Family Trust
dated August 8, 2023

Grantees Mailing Address: 5731 Bellevue Avenue, La Jolla, California 92037

Type of Document to be Recorded: WARRANTY DEED

Consideration: The true consideration for this conveyance is: OTHER VALUE WAS THE WHOLE
CONSIDERATION

Prior Recorded Document Reference: Bargain and Sale Deed: Recorded March 10, 1998; Vol
M98, Page 7635

Situs Address: vacant lot, no assigned address

Tax Account Number: 342695; Map: 3611-004A0-01200

Until a change is requested, all Tax Statements shall be sent to the following address:

Thomas Mason and Erica Mason, Trustees
5731 Bellevue Avenue
La Jolla, CA 92037

After Recording Return To:

Thomas Mason and Erica Mason, Trustees
5731 Bellevue Avenue
La Jolla, CA 92037

Prepared By:

Shaw Legal Office
1437 Morena Blvd, Suite 203
San Diego, CA 92110

WARRANTY DEED

TITLE OF DOCUMENT

Erica Mason, who acquired title as Erica Jarvis, a married woman, Grantor, conveys and warrants to **Thomas Joseph Mason and Erica Teresa Mason, Trustees of The Mason Family Trust dated August 8, 2023**, Grantee, the following described real property free of encumbrances except as specifically set forth herein, situated in the County of **Klamath**, State of **Oregon**:

THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 4, TOWNSHIP 36 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

Tax Account No.: **342695**; Map: **3611-004A0-01200**

Prior Recorded Document Reference: **Bargain and Sale Deed**: Recorded **March 10, 1998**; Vol **M98**, Page **7635**

Subject To: 1. Taxes for the Current fiscal year, paid current
 2. Restrictions, Conditions, Covenants, Rights, Rights of Way and Easements
 now of Record, if any

Encumbrances (If none, so state): All those items of record, if any, as of the date of this deed, and _____

The true consideration for this conveyance is: OTHER VALUE WAS THE WHOLE CONSIDERATION

Dated this 8th day of August, 2023. If a corporate grantor, it has caused its name to be signed by order of its Board of Directors.

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.

Erica Mason

Erica Mason

STATE OF CALIFORNIA

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COUNTY OF SAN DIEGO

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This instrument was acknowledged before me this 8th day of August, 2023, by
Erica Mason.

NOTARY STAMP/SEAL



Before Me:

TARA SHAW
NOTARY PUBLIC- STATE OF California
My Commission Expires: 2/26/27