



2023-010396  
Klamath County, Oregon  
12/05/2023 08:53:03 AM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
Dennis Wiard and Tammara Wiard  
11911 Clovis Dr.  
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be  
sent to the following address:  
Dennis Wiard and Tammara Wiard  
11911 Clovis Dr.  
Klamath Falls, OR 97603  
File No. 613656AM

STATUTORY WARRANTY DEED

Adrienne C. Mason, Trustee of the Adrienne C. Mason Trust, Dated August 28, 2002,

Grantor(s), hereby convey and warrant to

Dennis Wiard and Tammara Wiard, 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:

A parcel of land situate in the SE1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the Northeast corner of the SE1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence North 89° 55' West along the centerline of Mallory Drive 494.72 feet; thence leaving the centerline of said Mallory Drive, South 00° 08' West 318.58 feet to the true point of beginning of this description; thence continuing South 00° 08' West 289.20 feet; thence North 89° 52' West 167.09 feet; thence North 00° 08' East 288.82 feet; thence East 167.90 feet to the point of beginning.

The true and actual consideration for this conveyance is \$140,000.00.  
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 2 day of Dec 2023.

Adrienne C. Mason Trust

By: Adrienne C. Mason  
Adrienne C. Mason, Trustee

State of Oregon} ss.  
County of Washington

On this 2nd day of December, 2023, before me, Tracy Carroll Finsterbusch, a Notary Public in and for said state, personally appeared Adrienne C. Mason known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Adrienne C. Mason 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.

Tracy Carroll Finsterbusch  
Notary Public for the State of Oregon»  
Residing at: Washington County  
Commission Expires: 7-6-2025

