

Return To:



2024-006904
Klamath County, Oregon
08/08/2024 10:24:02 AM
Fee: \$87.00

After Recording Return to:
Kristopher Mason and Amiee Mason
280 Beacon Lane
Ukiah, CA 95482

Until a change is requested all tax statements
Shall be sent to the following address:
(same as above)

File No. DE22289/642803AM

STATUTORY WARRANTY DEED

Cynthia L. Peterson,

herein called grantor, convey(s) and warrant(s) to

Kristopher Edward Alan Mason and Amiee Annette Mason, as tenants by the entirety,

herein called grantee, all that real property situated in the County of Klamath, State of Oregon,
described as:

Lot 2 in Block 14, FIRST ADDITION TO RIVER PINE ESTATES, according to the official
plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(Account 132485, Map and Taxlot 2309-024B0-01600)

and covenant(s) that grantor is the owner of the above described property free of all encumbrances
except covenants, conditions, restrictions, reservations, rights, rights of way and easements of
record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage; and
except any real property taxes due but not yet payable; and will warrant and defend the same
against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$415,000.00** and/or releases interest of
Transfer on Death Deed recorded in Klamath County document number 2024-002495

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, AND 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: 8-7-24

By: [Signature]
Cynthia L. Peterson

STATE OF OREGON, County of Deschutes) ss.

On August 7th, 2024, personally appeared the above named **Cynthia L. Peterson** and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: [Signature]
Notary Public for Oregon
My commission expires: 11/31/25

