

Returned at Counter  
Jason Card

Until a change is requested, all tax statements shall be sent to:

ANCIENT FREE AND ACCEPTED  
MASONS OF OREGON KLAMATH  
LODGE NO. 77  
PO Box 876  
Klamath Falls, OR 97601

**2024-008562**

**Klamath County, Oregon**



00334096202400085620020028

10/01/2024 12:49:41 PM

Fee: \$87.00

After recording return to:  
ANCIENT FREE AND ACCEPTED  
MASONS OF OREGON KLAMATH  
LODGE NO. 77  
PO Box 876  
Klamath Falls, OR 97601

### STATUTORY SPECIAL WARRANTY DEED

**KLAMATH SCOTTISH RITE BUILDING ASSOCIATION, an Oregon nonprofit Corporation**, Grantor, conveys and specially warrants to **ANCIENT FREE AND ACCEPTED MASONS OF OREGON KLAMATH LODGE NO. 77, an Oregon nonprofit Corporation**, Grantee, the following described real property free of encumbrances created or suffered by the grantor except leasehold interest of Klamath Scottish Rite Building Association and except as specifically set forth herein:

LOTS 2 AND 3 IN BLOCK 83, KLAMATH ADDITION TO THE CITY OF  
KLAMATH FALLS, AS SHOWN BY THE DULY RECORDED PLAT THEREOF.

Tax Account 767003

Grantor hereby covenants to and with Grantee and Grantee's heirs, successors and assigns, that the Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through or under the Grantor.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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

\$395,000

PARCEL, AS DEFINED IN ORS 92.010 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

The true consideration for this conveyance is \$395,000.

DATED: October 1<sup>st</sup>, 2024

Michael B Larsen  
Klamath Scottish Rite Building  
Association, Grantor  
By: Michael Larsen, President

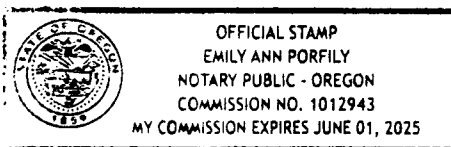
Todd Flocchini  
Klamath Scottish Rite Building  
Association, Grantor  
By: Todd Flocchini, Vice President

STATE OF OREGON

ss.

COUNTY OF KLAMATH

The foregoing instrument was acknowledged before me on this 1<sup>st</sup> day of October, 2024, by Michael Larsen and Todd Flocchini, who acknowledged such instrument to be their free and voluntary act and deed, and on oath stated that they were duly authorized to execute such instrument.



Emily Ann Porfily  
My Commission Expires: June 01, 2025  
Notary Public in and for the State of Oregon