



2026-000071
Klamath County, Oregon
01/05/2026 01:59:01 PM
Fee: \$92.00

TITLE NO. ~~0350735~~ 1043677 AM
ESCROW NO. VP25-1304 CGR
TAX ACCT. NO. 145854
MAP/TAX LOT NO. 2407 007B0 09900

GRANTOR

THE THOMAS AND BEVERLY MASON FAMILY TRUST

GRANTEE

DANIELLE SMITH and MONTY SMITH
1210 DONDEA STREET
EUGENE, OR 97408-5

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

After recording return to:
CASCADe TITLE CO.
675 OAK STREET, STE 100
EUGENE, OR 97401

WARRANTY DEED -- STATUTORY FORM

THOMAS R. MASON, TRUSTEE OF THE THOMAS AND BEVERLY MASON FAMILY TRUST, UNDER AGREEMENT DATED JUNE 4, 2018, Grantor,
conveys and warrants to
DANIELLE SMITH and MONTY SMITH, as tenants by the entirety, Grantee,
the following described real property free of encumbrances except as specifically set forth herein:

Lot 2, Block 5, CRES-DEL ACRES, SECOND ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true consideration for this conveyance is \$225,000.00.

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.

Except the following encumbrances:
Covenants, Conditions, Restrictions, Easements and Rights of Way of record, if any.

Dated this 30 day of December, 2025.

THE THOMAS AND BEVERLY MASON
FAMILY TRUST

BY: [Signature]
THOMAS R. MASON, TRUSTEE

State of Oregon
County of Lane

This instrument was acknowledged before me on December 30, 2025 by THOMAS R. MASON, TRUSTEE OF THE THOMAS AND BEVERLY MASON FAMILY TRUST, UNDER AGREEMENT DATED JUNE 4, 2018.

[Signature]

(Notary Public for Oregon)
My commission expires 9/24/29

