

THEODORE N. EMARD also known as TED EMARD and DOROTHY L. EMARD also known as
DOROTHY EMARD, as tenants by the entirety, hereinafter called grantor, convey(s) to
JAMES P. WILSON

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

The North $\frac{1}{2}$ of the Following described property: A tract of land situated in the
Southeast $\frac{1}{4}$ Northwest $\frac{1}{4}$ of Section 11, Township 34 South, Range 7 East of the
Willamette Meridian, in the County of Klamath, State of Oregon, more particularly
described as follows:

Beginning at the Northwest corner of the Southeast $\frac{1}{4}$ Northwest $\frac{1}{4}$; thence South along the
West line of Southeast $\frac{1}{4}$ Northwest $\frac{1}{4}$ 440 feet; thence East parallel with the North line
of the Southeast $\frac{1}{4}$ Northwest $\frac{1}{4}$ to the West line of Larson Creek; thence Northerly along
said creek to the North line of Southeast $\frac{1}{4}$ Northwest $\frac{1}{4}$; thence West along said line to
the Point of beginning.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY
PARTICULAR USE MAY BE MADE OF THE PROPERTY
DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD
CHECK WITH THE APPROPRIATE CITY OR COUNTY
PLANNING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
those contained in Exhibit "A" attached hereto

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 \$ 22,500.00.

Dated this 16TH day of December, 1983.

Theodore N. Emard
THEODORE N. EMARD aka TED EMARD
Dorothy L. Emard
DOROTHY L. EMARD aka DOROTHY EMARD

STATE OF OREGON, County of Klamath) ss.

^{act.}
~~December~~ January 5, 1983⁸⁴ personally appeared the above named
THEODORE N. EMARD and DOROTHY L. EMARD and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

Susan C. Pitzke
Notary Public for Oregon

My commission expires: 11-2-86

- * The dollar amount should include cash plus all encumbrances existing against the property to which the
property remains subject or which the purchaser agrees to pay or assume.
** If consideration includes other property or value, add the following: "However, the actual consideration
consists of or includes other property or value given or promised which is part of the/the whole
consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

Theodore N. Emard

Dorothy L. Emard

TO

James P. Wilson

After Recording Return to:
James P. Wilson

9940 Pomeroy Rd.
Corvallis, Calif. 90240

STATE OF OREGON,) ss.

County of)

I certify that the within instrument was received for record
on the _____ day of _____, 19____

at _____ o'clock _____ M. and recorded in book _____
on page _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

Title
By _____ Deputy

EXHIBIT "A"

1. Rights of the public in and to any portion of said premises lying within the limits of road and highways.
2. This report does not include a search for financing statements filed in the office of the Secretary of State, or in a county other than the county wherein the premises are situated.
3. No liability is assumed if a financing statement is filed in the office of the County Clerk covering growing crops or fixtures wherein the land is described other than by metes and bounds, the rectangular survey system or by recorded lot and block.

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

on this 5th day of Jan A.D. 19 84
at 3:45 o'clock P M, and duly
recorded in Vol. M84 of Deeds
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EVELYN BIEHN, County Clerk

By *Ann Smith* Deputy

Fee 8.00