

12477

STATUTORY WARRANTY DEED

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2197

TINA K. EMERY, Grantor, conveys and warrants to BRUCE EMERY, Grantee, all her right, title, and interest in the following described real property free of encumbrances except as specifically set forth herein situated in KLAMATH County, Oregon:

Township 30 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon

Tax Lot 800: 120 Acres

Section 5: SE $\frac{1}{4}$ SW $\frac{1}{4}$, S $\frac{1}{2}$ SE $\frac{1}{4}$

Tax Lot 1000: 340 Acres

Section 6: SW $\frac{1}{4}$ SE $\frac{1}{4}$, W $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$

Section 7: NE $\frac{1}{4}$

Tax Lot 1200: 80 Acres

Section 7: E $\frac{1}{2}$ NW $\frac{1}{4}$

The liability and obligation of the Grantor to Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature and terms of any right of indemnification available to Grantor under any title insurance policy, and Grantor shall have no liability or obligation except to the extent that reimbursement for such liability or obligation if available to Grantor under any such title insurance policy.

The property is free from encumbrances except for those of record.

The true consideration for this conveyance is: An exchange of standing timber having an agreed value of \$373,000.00.

Dated this 26 day of December, 1995.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATION. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING TO VERIFY APPROVED USES.

Tina K. Emery
TINA K. EMERY

STATE OF OREGON, County of Deschutes ss.

This instrument was acknowledged before me on November 26, 1995, by TINA K. EMERY.



Kristie L. Henderson
Notary Public for Oregon
My commission expires: June 15, 1998

WARRANTY DEED

TINA K. EMERY

GRANTOR

BRUCE EMERY

GRANTEE

PO BOX 57

SILVER LAKE, OREGON 97638

After recording return to:

WAKEFIELD BROWNING & McCOBB, P.C.

1618 S.W. First Avenue, Suite 210

Portland, Oregon 97201

Attn: James E. McCobb

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

BRUCE EMERY

PO BOX 57

SILVER LAKE, OREGON 97638

STATE OF OREGON,)
County of Klamath

I certify that the within instrument was received for record on the 25th day of Jan 1996 at 3:20 o'clock P.M. and recorded in book/reel/volume No. M96/2197 Record of Deeds of said County.

Witness my hand and seal of County affixed
Bernetha G. Letsch, Co Clerk

Name Bernetha G. Letsch Title
By Deputy Deputy

FEE: \$30.00

96 JAN 25 P 3:20