

State of Oregon, County of Klamath
Recorded 12/01/04 3:45p m
Vol M04 Pg 82817
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

1st 492270
STATUTORY WARRANTY DEED

JOSEPH WEIR EMMERT and BETTY JANE EMMERT, husband and wife, Grantor, conveys and warrants to JUSTIN THRONE, Grantee, the following described real property, free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

In Klamath County, Oregon:

Lots 1 and 2 of Block 34, City of Klamath Falls, 2nd Addition, Klamath County, State of Oregon.

SUBJECT TO reservations and restrictions of record, liens, easements and rights of way of record and those apparent on the land.

The true and actual consideration for this conveyance is \$55,000.00

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

Justin Throne
280 Main Street
Klamath Falls OR 97601

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 14 day of December, 2004.

STATE OF OREGON

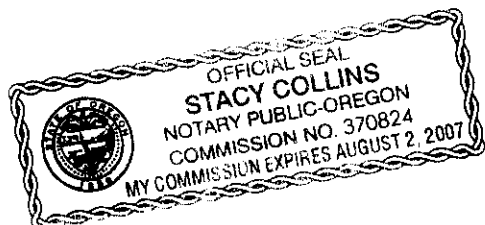
County of Klamath

] ss.
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The foregoing instrument was acknowledged before me this 1 day of December, 2004, by JOSEPH WEIR EMMERT and BETTY JANE EMMERT, husband and wife.

Notary Public for Oregon
My Commission expires:

825



Justin Throne
Attorney at Law
280 Main Street
Klamath Falls OR 97601