

2006-017793

Klamath County, Oregon



00002890200600177930020021

09/05/2006 11:21:54 AM

Fee: \$26.00

**MAIL TAX STATEMENTS TO:**

Trustee of the Emehiser Living Trust  
21785 Eastmont Drive  
Bend, OR 97701

**AFTER RECORDING RETURN TO:**

Robert J. Saalfeld, Attorney  
PO Box 470  
Salem, OR 97308

**WARRANTY DEED**

***Jan D. Emehiser and Kathleen M. Emehiser***, Grantors, convey to ***Jan D. Emehiser and Kathleen M. Emehiser, Trustees of the Emehiser Living Trust*** dated August 4, 2006, and any amendments thereto, Grantee, the following described real property situated in the County of Klamath, State of Oregon:

Lot 18 in Block 5 of TRACT 1119, LEISURE WOODS, UNIT 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.


Key No. 10286 2407-007D0-00700-000

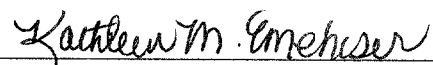
Grantors covenant that Grantors are seized of an indefeasible estate in the real property described above in fee simple, that Grantors have good right to convey the property, that the property is free from encumbrances except as specifically set forth herein, and that Grantors warrant and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantors, provided that the foregoing covenants are limited to the extent of coverage available to Grantors under any applicable standard or extended policies of title insurance, it being the intention of the Grantors to preserve any existing title insurance coverage.

This deed is executed to partially fund a trust of Grantors, and the true and actual consideration stated in terms of dollars is NONE.

The following is the notice as required by Oregon law: "BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352."

WITNESS Grantors' hand this 4<sup>th</sup> day of August, 2006.

  
\_\_\_\_\_  
Jan D. Emehiser


  
\_\_\_\_\_  
Kathleen M. Emehiser

State of Oregon )  
 ) ss.  
County of Deschutes )

On this 4<sup>th</sup> day of August, 2006 personally appeared the above named **Jan D. Emehiser** and **Kathleen M. Emehiser** and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:



  
\_\_\_\_\_  
Notary Public for Oregon  
My Commission Expires: 6/1/09