



THIS SPACE RES

2006-021843

Klamath County, Oregon



10/31/2006 03:15:21 PM

Fee: \$21.00

After recording return to:

~~James N. Emard~~ Emard Inc.  
40770 Hwy 62  
Chiloquin, OR 97624

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

~~James N. Emard~~ Emard Inc.  
40770 Hwy 62  
Chiloquin, OR 97624

Escrow No. MT77444-KR  
Title No. 0077444

SWD

MT77444 KR

### STATUTORY WARRANTY DEED

**Nevin Brown**, Grantor(s) hereby convey and warrant to ~~James N. Emard~~ <sup>\*\*</sup>Grantee(s) the following described real property in the County of **Klamath** and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 33, Block 48, TRACT 1184, OREGON SHORES UNIT 2, FIRST ADDITION,  
according to the official plat thereof on file in the office of the  
County Clerk of Klamath County, Oregon.

**\*\*Emard Inc., an Oregon Corporation**

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$15,000.00**.

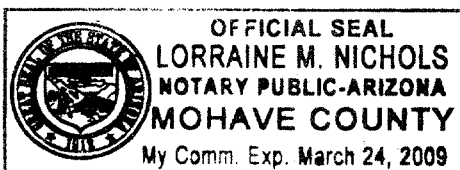
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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 AND 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.

Dated this 10-27-06 day of \_\_\_\_\_, \_\_\_\_\_.

Nevin Brown  
Nevin Brown

State of Arizona  
County of Mohave

This instrument was acknowledged before me on October 27, 2006 by Nevin Brown.



Lorraine M. Nichols  
(Notary Public)

My commission expires Mar 24, 2009

2006