



MT79192-KR

After recording return to:

George L. Marostica

433 St. Francis

Klamath Falls, OR 97601

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

George L. Marostica

433 St. Francis

Klamath Falls, OR 97601

Escrow No. MT79192-KR

Title No. 0079192

SWD

THIS SPACE RE

2007-007536

Klamath County, Oregon



04/26/2007 03:34:52 PM

Fee: \$21.00

STATUTORY WARRANTY DEED

EMARD, INC., an Oregon Corporation DBA Cornerstone Construction, Grantor(s) hereby convey and warrant to **George L. Marostica and Karen Lingafelter, as tenants in common, each as to an undivided 1/2 interest**, 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 14A and the West 10 feet of Lot 15A in Block 68 of BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 **\$49,000.00**.

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 26th day of April, 2007.

EMARD, INC., an Oregon Corporation DBA Cornerstone Construction

BY:

James R. Emard Pres.
James Emard, President for Emard, Inc.

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on April 26, 2007 by James Emard, as President for Emard Inc., an Oregon Corporation, DBA Cornerstone Construction.



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2007