

THIS SPACE



2007-021012  
Klamath County, Oregon



12/17/2007 11:15:41 AM

Fee: \$21.00

MT80467-KR

After recording return to:

Denver Linthicum

5800 Lake Otis Parkway, #J347

Anchorage, AK 99507

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

Denver Linthicum

5800 Lake Otis Parkway, #J347

Anchorage, AK 99507

Escrow No. MT80467-KR

Title No. 0080467

SWD

### STATUTORY WARRANTY DEED

**Emard, Inc., An Oregon Corporation**, Grantor(s) hereby convey and warrant to **Denver Linthicum and Chelsea Linthicum, as tenants by the entirety**, 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 20 in Block 49 of 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.

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 **\$245,000.00**.

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<sup>th</sup> day of December, 2007.

Emard, Inc., An Oregon Corporation

BY: James N. Emard Pres.  
James N. Emard, President

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on December 10, 2007 by James N. Emard, President for Emard, Inc., An Oregon Corporation.



Kristi L. Redd  
(Notary Public for Oregon)

My commission expires 11/16/2011

21AMT