MTC 83581-MS

2008-014474
Klamath County, Oregon

0005516620080014474001001700551662008001447400100170

10/23/2008 03:15:27 PM   Fee: $21.00

AmeriTitle
Part Of The JELD-WEN Family

After recording return to:
Audrey L. Emigh
10519 Kincheloe Avenue
Klamath Falls, OR 97603

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

Audrey L. Emigh
10519 Kincheloe Avenue
Klamath Falls, OR 97603

Escrow No.   MT83581-MS
Title No.   0083581
SWD

STATUTORY WARRANTY DEED

Patricia J. Hardy, Grantor(s) hereby convey and warrant to **Audrey L. Emigh,** 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:

Unit 10519 (Kincheloe Avenue), TRACT 1365 – FALCON HEIGHTS CONDOMINIUMS – STAGE 2, 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 **$104,700.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Dated this _22nd_ day of _OCT_, _2008_
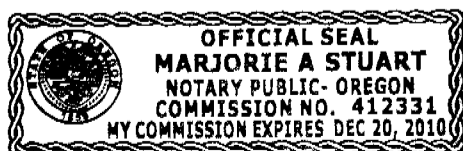
PATRICIA J HARDY
Patricia J. Hardy

By_____
Alan C. Church, her attorney in fact

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on _10/22_, 2008 by Alan C. Church, as attorney in fact for Patricia J. Hardy.

_____
(Notary Public for Oregon)

My commission expires_____12/20/10

OFFICIAL SEAL
MARJORIE A STUART
NOTARY PUBLIC- OREGON
COMMISSION NO. 412331
MY COMMISSION EXPIRES DEC 20, 2010