

MT82863-KR



THIS SPACE RE:

2008-015421

Klamath County, Oregon



11/14/2008 11:50:47 AM

Fee: \$21.00

After recording return to:

Joseph C. McFarlan

1902 Academy Avenue

Klamath Falls, OR 97601

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

Joseph C. McFarlan

1902 Academy Avenue

Klamath Falls, OR 97601

Escrow No. MT82863-KR

Title No. 0082863

SWD

STATUTORY WARRANTY DEED

Emard, Inc., an Oregon corporation DBA Cornerstone Construction, Grantor(s) hereby convey and warrant to **Joseph C. McFarlan and Kimberly K. McFarlan, 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 9 in Block 20, TRACT 1113 - OREGON SHORES UNIT 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 **\$200,000.00**.

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 15th day of November, 2008

Emard, Inc., an Oregon corporation DBA Cornerstone Construction

BY:

James Emard
James Emard, President

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on November 12, 2008 by James Emard, as President for Emard, Inc., an Oregon corporation DBA Cornerstone Construction.



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2011

2/14/11