

2009-002898

Klamath County, Oregon



THIS SPACE



00061535200900028980020029

02/25/2009 03:12:33 PM

Fee: \$26.00

After recording return to:
Jared N. Emard
40770 Highway 62
Chiloquin, OR 97624

Until a change is requested all tax statements
shall be sent to the following address:
Jared N. Emard
40770 Highway 62
Chiloquin, OR 97624

File No.: 7021-1353738 (DMC)
Date: February 11, 2009

STATUTORY WARRANTY DEED

Betty Y. Namba, a single woman and Katherine K. Namba, a single woman, not as tenants in common but with the right of survivorship, Grantor, conveys and warrants to **Jared N. Emard**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

LOT 7 OF BLOCK 49 IN TRACT 1184, OREGON SHORES, UNIT 2, 1ST ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$8,500.00**. (Here comply with requirements of ORS 93.030)

Flw-

APN: R240493

Statutory Warranty Deed
- continued

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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, OF 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, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 23 day of February, 2009.

Katherine K Namba
Katherine K. Namba

Betty Y Namba
Betty Y. Namba

per STATE OF Hawaii)
mp Oregon)
per County of Honolulu) ss.
mp Klamath)

This instrument was acknowledged before me on this 23 day of February, 2009
by **Katherine K. Namba and Betty Y. Namba.**

Florinda E Rapal
Florinda E. Rapal
Notary Public for Oregon
My commission expires: 9/29/2009

Document Date: <u>Feb 23, 2009</u>	# Pages: <u>2</u>
Notary Name: FLORINDA E. RAPAL	First Circuit
Doc. Description: <u>Statutory</u>	
<u>Warranty Deed</u>	
<u>Florinda E Rapal</u>	
Notary Signature	Date <u>2/23/09</u>

