

UTC 88111-DS

THIS SPACE

2010-010500

Klamath County, Oregon



09/03/2010 11:28:13 AM

Fee: \$37.00

After recording return to:

MARY C. VAUGHAN

34358 Glen Dr.

Chiloquin, OR 97624

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

MARY C. VAUGHAN

34358 Glen Dr.

Chiloquin, OR 97624

Escrow No. MT88111-DS

Title No. 0088111

SWD r.012910

### STATUTORY WARRANTY DEED

**EMARD INC., AN OREGON CORPORATION**, Grantor(s) hereby convey and warrant to **MARY C. VAUGHAN**, 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 25 in Block 23 of TRACT NO. 1113, OREGON SHORES SUBDIVISION, 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:

**2010-2011 Real Property Taxes a lien not yet due and payable.**

The true and actual consideration for this conveyance is **\$184,000.00**.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 31 day of August, 2010.

EMARD INC., AN OREGON CORPORATION

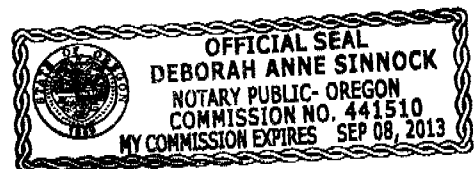
BY: James N. Emard  
JAMES N. EMARD, PRESIDENT

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 8-31-, 2010 by JAMES N. EMARD, PRESIDENT OF EMARD INC., AN OREGON CORPORATION.

Deborah Anne Sinnock  
(Notary Public for Oregon)

My commission expires 9-8-13



37 Amud