

2011-08672

Klamath County, Oregon



00105175201100086720010011

07/27/2011 10:34:10 AM

Fee: \$37.00

Grantor:

Theodore N. Emard and
Dorothy L. Emard, Trustees
Emard Family Trust
10117 Wright Avenue
Klamath Falls, Oregon 97603
Mail Tax Statements to

Grantee:

Theodore N. Emard and
Dorothy L. Emard
10117 Wright Avenue
Klamath Falls, Oregon 97603

Rec 1st 77219925

After recording return to:

Dean S. Kaufman, Esq.
Cox & Associates, LLC
142 West 8th Avenue
Eugene, Oregon 97401

When Recorded Return To:
Indecomm Global Services
2925 Country Drive
St. Paul, MN 55117

**STATUTORY
BARGAIN AND SALE DEED**

55799861 - 997366

①

THEODORE N. EMARD and DOROTHY L. EMARD, INITIAL TRUSTEES OF THE EMARD FAMILY TRUST DATED 09-27-1990, Grantor, convey to THEODORE N. EMARD and DOROTHY L. EMARD, husband and wife, Grantee, the following-described real property:

FALCON HEIGHTS CONDOMINIUM UNIT NUMBER 10117, STAGE 2, FALCON HEIGHTS CONDOMINIUM, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

The true and actual consideration for this conveyance is other than monetary: to change vesting.

Until a change is requested, all tax statements are to be sent to the following address: no change.

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 29 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: 06-29-2011

Theodore N. Emard, Trustee

Theodore N. Emard, Trustee of the
Emard Family Trust dated 09-27-1990

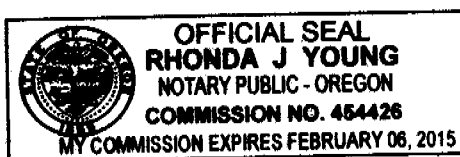
Dorothy L. Emard, Trustee

Dorothy L. Emard, Trustee of the
Emard Family Trust dated 09-27-1990

STATE OF OREGON, County of Klamath) ss.

On the 29 day of June, 2011, personally appeared before me the above-named Theodore N. Emard and Dorothy L. Emard, Trustees of the Emard Family Trust, who declared the foregoing instrument to be their voluntary act and deed.

Rhonda J. Young
Notary Public for Oregon



U02063732

1632 7/19/2011 77219925/1

STATUTORY BARGAIN AND SALE DEED
85e3f9b3-42ed-49c9-8b1a-aff6f7113337.DOC