

2011-08674

Klamath County, Oregon



00105177201100086740020022

07/27/2011 10:37:50 AM

Fee: \$42.00

**Grantor:**

Theodore N. Emard and  
Dorothy L. Emard  
10117 Wright Avenue  
Klamath Falls, Oregon 97603  
*Mail Tax statements to*

**Grantee:**

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

**After recording return to:**

Dean S. Kaufman, Esq.  
Cox & Associates, LLC  
142 West 8<sup>th</sup> Avenue  
Eugene, Oregon 97401 *Rec 3rd 77219925*

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

**STATUTORY  
BARGAIN AND SALE DEED**

*55799861-997368*

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

*see Exhibit "A" attached for Certificate of Trust.*

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.

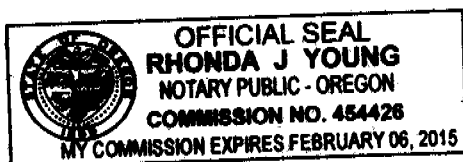
*Dated: 06-29-2011*

Theodore N. Emard

Dorothy L. Emard

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, husband and wife, who declared the foregoing instrument to be their voluntary act and deed.

  
Notary Public for Oregon

# CERTIFICATION OF TRUST

## EXHIBIT A

55799861

I / We THEODORE N. EMARD and DOROTHY L. EMARD Trustee(s), hereby confirm and attest to the following facts and circumstances relative to the below mentioned trust:

1. Name of trust: EMARD FAMILY TRUST

Is currently in existence and was created on September 27, 1990

2. The trust was established by: THEODORE N. EMARD and DOROTHY L. EMARD

3. The current trustee(s) of the trust is/are: THEODORE N. EMARD and DOROTHY L. EMARD

4. The power(s) granted to the trustee(s) include:

(A) The power to sell, convey and exchange the real property which is the subject of this transaction. ☒ Yes ☐ No

(B) The power to borrow money as well as mortgage and encumber the subject property with a Deed of Trust. ☒ Yes ☐ No

5. The trust is (A) Revocable ☒ or (B) Irrevocable ☐ and is revocable by the following party(ies)

By the following party(ies) THEODORE N. EMARD and DOROTHY L. EMARD

6. Describe which trustees or combination thereof which are authorized to exercise the powers mentioned in paragraph 4. If the trust has multiple trustees and less than all the trustees are going to execute the document necessary to complete this transaction. THEODORE N. EMARD and DOROTHY L. EMARD

7. The trust identification number is as follows (Last Four Digits of SS#, etc.)

1092

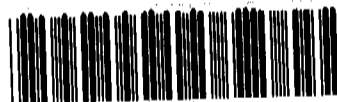
8. Title to trust assets shall be taken in the following fashion: Bargain and Sale Deed

The undersigned trustee(s) hereby declare(s) under penalty of perjury that the trust described above has not been revoked, modified, or amended in any manner which would cause the representations contained herein to be incorrect. This certification is signed by all of the currently acting trustees who declare the above to be true and correct.

Dated: 6-29-11

*Theodore N. Emard*  
THEODORE N. EMARD

*Dorothy L. Emard*  
DOROTHY L. EMARD



\*U02063734\*

1632 7/19/2011 77219925/3

STATE OF Oregon )  
SS.

COUNTY OF Klamath )

On 6-29-11, before me personally appeared THEODORE N. EMARD and DOROTHY L. EMARD, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed.

Notary Name:

*Rhonda J. Young*

My Commission expires:

2-6-15

State:

Oregon

County:

Klamath

