

2012-005969

Klamath County, Oregon



00119114201200059690030032

06/01/2012 10:58:58 AM

Fee: \$47.00

GRANTOR NAME AND ADDRESS:

Eric Richard Minchinton
5001 Laurelwood
Klamath Falls, OR 97603

GRANTEE NAME AND ADDRESS:

Marianne E. Emard
6294 Hillcrest
Medford, OR 97504

AFTER RECORDING RETURN TO:

Neal G. Buchanan, Attorney
435 Oak Avenue
Klamath Falls, OR 97601

UNTIL A CHANGE IS REQUESTED

SEND TAX STATEMENTS TO:
unchanged

WARRANTY DEED - STATUTORY FORM

ERIC RICHARD MINCHINTON, GRANTOR, conveys and warrants to
MARIANNE E. EMARD (aka MARIANNE E EMARD), GRANTEE, that certain
real property in the County of Klamath, State of Oregon, legally
described on Exhibit A, attached hereto and incorporated herein
by reference as though fully set forth herein, free of
encumbrances except as specifically set forth herein.

The above described property is free of encumbrances except all
those items of record, if any, as of the date of this deed.

The true and actual consideration for this conveyance is \$0.
However, the true and actual consideration consists of or
includes other property or value given or promised, which is the
whole consideration being for estate planning purposes.

"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, AND SECTIONS 2 TO 7,
CHAPTER 8, OREGON LAWS 2010. 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,

Warranty Deed

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Returned to County

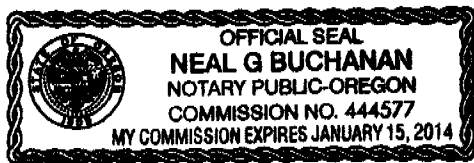
CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17,
CHAPTER 855, OREGON LAWS, 2009, AND SECTIONS 2 TO 7, CHAPTER 8,
OREGON LAWS 2010."

DATED this 31 day of May, 2012.


Eric Richard Minchinton

STATE OF OREGON, County of Klamath) ss:

Personally Appeared Eric Richard Minchinton before me on the
31 day of May, 2012, and acknowledged the foregoing instrument
to be his voluntary act and deed.





NOTARY PUBLIC FOR OREGON
My Commission Expires: 1-15-14

EXHIBIT A
TO
WARRANTY DEED

All of the Grantor's interest (appearing to be a one third undivided interest) in and to that certain real property located in the County of Klamath, State of Oregon, legally described as follows, to-wit:

A portion of Lot 355, Block 123, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at a point on the South line of Home Avenue 200 feet: East from the Southeast corner of its intersection with Division Street; thence Southerly at right angles to Home Avenue to the North line of the alley running through Block 123; thence Easterly along the North line of said alley 50 feet; thence Northerly 120 feet to the South line of Home Avenue; thence Westerly along the Southerly line of Home Avenue 50 feet to the Point of Beginning. Excepting therefrom that portion lying within the U.S.R.S. Division Canal.