

CAROLINE RIBLETT

2012-014302

Klamath County, Oregon



00129072201200143020010010

12/26/2012 12:35:44 PM

Fee: \$37.00

Grantors names:

Joseph Weir Emmert and
Betty Jane Emmert

Tax Statement should be sent

To Grantee at the following address:

4790 Onyx Drive
Klamath Falls, Oregon 97603

After recording return to person recording or to:

Richard Fairclo
409 Pine Street, Suite 209
Klamath Falls, OR 97601

WARRANTY DEED

The undersigned Joseph Weir Emmert and Betty Jane Emmert, husband and wife, conveys and warrants to Daniel Troy Riblett and Caroline Louise Riblett, husband and wife, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

Lots 1 and 2 of Block 34, CITY OF KLAMATH FALLS 2ND ADDITION, Klamath County, State of Oregon.

SUBJECT TO reservations and restrictions of record, easements and rights of way of record and those apparent on the land, contracts and/or liens for irrigation and/or drainage. The true and actual consideration for this conveyance is \$40,000.

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

Dated this 26th day of December, 2012.

Joseph Weir Emmert
by his power of attorney

Betty Jane Emmert
Joseph Weir Emmert

Betty Jane Emmert
Betty Jane Emmert

STATE OF OREGON]

County of Klamath]

This instrument was acknowledged before me on this 26th day of December, 2012 by Betty Jane Emmert individually and as attorney in fact for Joseph Weir Emmert.

Micaiah E. L. Caldwell
Notary Public, Oregon

