

**2013-008363**

Klamath County, Oregon

07/23/2013 02:41:21 PM

Fee: \$42.00

After recording return to:

The Emard Family Trust dated April 28, 2011

40770 Hwy 62

Chiloquin, OR 97624

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

The Emard Family Trust dated April 28, 2011

40770 Hwy 62

Chiloquin, OR 97624

Escrow No. MT98452-KR

Title No. 0098452

SWD r.020212

STATUTORY WARRANTY DEED**Debra Jane Anderson, who acquired title as Debra Harrigan**

Grantor(s), hereby convey and warrant to

**James N. Emard & Elisabeth A. Emard, Trustees or their successors in trust under The Emard
Family Trust dated April 28, 2011, and any amendments thereto,**

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 6 in Block 45 of LAKEVIEW ADDITION to the City of Klamath Falls, 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 **\$103,000.00.**

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:

2013-2014 Real Property Taxes a lien not yet due and payable.

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 19th day of July, 2013.

Debra Jane Anderson
Debra Jane Anderson

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 19, 2013 by Debra Jane Anderson.

Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2015

