



THIS SPACE RESERVED FOR R

2013-011703
Klamath County, Oregon
10/16/2013 11:19:15 AM
Fee: \$42.00

After recording return to:

Donald L. Emlay and Deborah L. Osborn, as
Trustees for the Emlay Osborn Revocable
Trust, dated July 9, 2010.

3406 Mono Place

Davis, CA 95618

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

Donald L. Emlay and Deborah L. Osborn, as
Trustees for the Emlay Osborn Revocable
Trust, dated July 9, 2010.

3406 Mono Place

Davis, CA 95618

Escrow No. MT98964-LW

Title No. 0098964

SWD r.020212

STATUTORY WARRANTY DEED

**James R. Hulmer, Trustee of the James R. Hulmer Survivor's Trust, Under Declaration of Trust
Dated February 13, 2004,**

Grantor(s), hereby convey and warrant to

**Donald L. Emlay and Deborah L. Osborn, as Trustees for the Emlay Osborn Revocable Trust,
dated July 9, 2010.,**

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 771 of RUNNING Y RESORT, PHASE 6, SECOND ADDITION, 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 **\$171,000.00**.

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:

42.00

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 15 day of October, 2013.

James R. Hulmer Survivor's Trust, Under Declaration of
Trust Dated February 13, 2004

BY: [Signature]
James R. Hulmer, Trustee

State of Oregon
County of Klamath

This instrument was acknowledged before me on October 15, 2013 by James R. Hulmer, Trustee of the James R. Hulmer Survivor's Trust, Under Declaration of Trust Dated February 13, 2004.

Cherice F. Treasure
(Notary Public for Oregon)
My commission expires 6/17/2016

