



MT100765DS

THIS SPACE RESERVED FOR RECORDER'S USE

2014-004678  
Klamath County, Oregon  
05/08/2014 12:09:56 PM  
Fee: \$47.00

After recording return to:

JAMES N. EMARD

40770 HWY 62

CHILOQUIN, OR 97624

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

JAMES N. EMARD

40770 HWY 62

CHILOQUIN, OR 97624

Escrow No. MT100765DS

Title No. 0100765

SWD r.020212

### STATUTORY WARRANTY DEED

**LAWRENCE T. WEBDELL, TRUSTEE OF THE LAWRENCE T. WEBDELL TRUST DATED  
MARCH 15, 2010.,**

Grantor(s), hereby convey and warrant to

**JAMES N. EMARD and ELISABETH A. EMARD, as tenants by the entirety,**

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 17 in Block 47 of TRACT 1184, OREGON SHORES - UNIT 2, FIRST 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 **\$16,500.00**.

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:

47-

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 7<sup>th</sup> day of May, 2014

THE LAWRENCE T. WEBDELL TRUST DATED  
MARCH 15, 2010

BY: \*Lawrence T. Webdell  
LAWRENCE T. WEBDELL, TRUSTEE

State of California  
County of Placer

This instrument was acknowledged before me on May 7<sup>th</sup>, 2014 by LAWRENCE T. WEBDELL, TRUSTEE OF THE LAWRENCE T. WEBDELL TRUST DATED MARCH 15, 2010..

K. Webdell  
(Notary Public)

My commission expires April 30, 2016

