



THIS SPACE RESERVED FOR

**2015-001228**  
Klamath County, Oregon  
02/11/2015 11:29:29 AM  
Fee: \$67.00

After recording return to:

THE EMARD FAMILY TRUST DATED  
4/28/11

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  
4/28/11

40770 Hwy. 62

Chiloquin, OR 97624

Escrow No. MT102840DS

Title No. 0102840

SWD r.020212

### STATUTORY WARRANTY DEED

**ABIGAIL F. HOWLAND, REBECCA HOWLAND MENKE and DAVID HOWLAND, NOT AS  
TENANTS IN COMMON BUT WITH RIGHT OF SURVIVORSHIP**

Grantor(s), hereby convey and warrant to

**JAMES N. EMARD AND ELISABETH A. EMARD TRUSTEES OF THE EMARD FAMILY  
TRUST DATED 4/28/11,**

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 12 in Block 46 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 **\$5,000.00**.

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:

THIS DOCUMENT IS BEING SIGNED IN COUNTERPART.

6700

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 30<sup>th</sup> day of January, 2015.

x Abigail F. Howland  
ABIGAIL F. HOWLAND

REBECCA HOWLAND MENKE

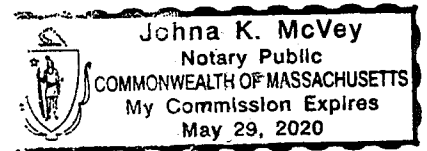
DAVID HOWLAND

State of MA  
County of DUKES

This instrument was acknowledged before me on Jan. 30, 2015 by ABIGAIL F. HOWLAND.

Johna K. McVey  
(Notary Public)

My commission expires May 29, 2020



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 \_\_\_\_\_ day of \_\_\_\_\_

ABIGAIL F. HOWLAND

REBECCA HOWLAND MENKE

DAVID HOWLAND

State of \_\_\_\_\_  
County of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, 2015 by ABIGAIL F. HOWLAND.

(Notary Public)

My commission expires \_\_\_\_\_

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

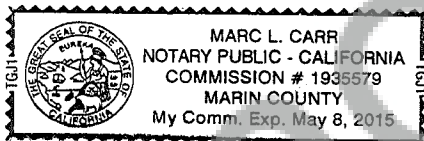
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
 County of Marin )  
 On February 2, 2015 before me, Marc L. Carr, Notary Public,  
 Date Here Insert Name and Title of the Officer  
 personally appeared David Howland  
 Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Marc L. Carr  
 Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Statutory Warranty Deed Document Date: February 2, 2015  
 Number of Pages: 3 Signer(s) Other Than Named Above: Abigail F. Howland  
Rebecca Howland Menice

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: David Howland  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☒ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_  
 Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_  
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Dated this 30<sup>th</sup> day of January 2015.

\_\_\_\_\_  
ABIGAIL F. HOWLAND

Rebecca Howland Menke  
REBECCA HOWLAND MENKE

\_\_\_\_\_  
DAVID HOWLAND

State of \_\_\_\_\_  
County of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, 2015 by ABIGAIL F. HOWLAND.

\_\_\_\_\_  
(Notary Public)

My commission expires \_\_\_\_\_

State of Iowa  
County of Kassuth

This instrument was acknowledged before me on Jan. 30, 2015 by REBECCA HOWLAND MENKE.



Marilyn Roof  
(Notary Public)

My commission expires 5-12-15

State of \_\_\_\_\_  
County of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, 2015 by DAVID HOWLAND.

\_\_\_\_\_  
(Notary Public)

My commission expires \_\_\_\_\_