



**2016-002258**  
**Klamath County, Oregon**  
03/01/2016 09:29:53 AM  
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Audric Enterprises, Inc., a California Corporation

C/O James Thompson, 340 Soquel Ave.

Santa Cruz, CA 95062

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

Audric Enterprises, Inc., a California Corporation

C/O James Thompson, 340 Soquel Ave.

Santa Cruz, CA 95062

File No. 77082AM

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### STATUTORY WARRANTY DEED

**Gary Orem, doing business as Orem Land Company, an assumed business name,**

Grantor(s), hereby convey and warrant to

**Audric Enterprises, Inc., a California Corporation,**

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:

**Government Lot 6 of Section 8, Township 41 South, Range 11 East, of the Willamette Meridian, Klamath County, Oregon.**

**EXCEPTING THEREFROM any portion thereof lying within the boundaries of Malone Road.**

The true and actual consideration for this conveyance is **\$1,000.00.**

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:

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 24 day of Feb 2016.

Gary D. Orem

Gary Orem, doing business as Orem Land Company, an assumed business name

State of California } ss  
County of Klamath } Riverside

On this 24<sup>th</sup> day of February, 2016, before me, Jeff R. Kallmann, a Notary Public in and for said state, personally appeared Gary Orem, doing business as Orem Land Company, an assumed business name, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Jeff R. Kallmann  
Notary Public for the State of Oregon California  
Residing at: Cathlamet City  
Commission Expires: 1/10/2018

