



2016-003205

Klamath County, Oregon



THI

00184335201600032050020029

03/28/2016 01:30:43 PM

Fee: \$47.00

After recording return to:

Donald Emlay and Deborah Osborn

10109 Cinnamon Teal Dr.  
Klamath Falls, OR 97601 *fw*Until a change is requested all tax statements  
shall be sent to the following address:

Donald Emlay and Deborah Osborn

10109 Cinnamon Teal Dr.  
Klamath Falls OR 97601 *fw*  
File No. 54008AM

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**STATUTORY WARRANTY DEED****Calvin A. Lusk, Trustee of the Calvin A. Lusk Revocable Trust dated July 30, 1994 and Georgie Anne Lusk, Trustee of the Georgie Anne Lusk Revocable Trust dated July 25, 1996,**

Grantor(s), hereby convey and warrant to

**Donald Emlay and Deborah Osborn, 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 496 of Running Y Resort, Phase 5, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon**The true and actual consideration for this conveyance is \$650,000.00.

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:

47AMT

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 25 day of March, 2016

Calvin A. Lusk Trust

By: Calvin A. Lusk  
Calvin A. Lusk Trustee

Georgie Anne Lusk Trust

By: Georgie Anne Lusk  
Georgie Anne Lusk, Trustee

State of Oregon } ss  
County of Klamath }

On this 25 day of March, 2016, before me, Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared Calvin A. Lusk, trustee of the Calvin A. Lusk Revocable Trust dated July 30, 1994 and Georgie Anne Lusk, Trustee of the Georgie Anne Lusk Revocable Trust dated July 25, 1996, 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.

Lisa Legget-Weatherby

Notary Public for the State of Oregon

Residing at: Klamath

Commission Expires: 2019

10/19/2019  
me

