



THIS SPACE RESERVE

2017-000913
Klamath County, Oregon
01/30/2017 09:46:00 AM
Fee: \$47.00

After recording return to:

Douglas Lee Korner & Susan L. Korner, Trustees or
their successors in trust under the Korner Loving Trust
Dated January 30, 1998, and any amendments thereto

13711 Perry Rd.

Central Point, OR 97502

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

Douglas Lee Korner & Susan L. Korner, Trustees or
their successors in trust under the Korner Loving Trust
Dated January 30, 1998, and any amendments thereto

13711 Perry Rd.

Central Point, OR 97502

File No. 143988AM

STATUTORY WARRANTY DEED

**James N. Emard & Elisabeth A. Emard, Trustees or their Successors in Trust under the Emard Family Trust
dated April 28, 2011 and any amendments thereto,**

Grantor(s), hereby convey and warrant to

**Douglas Lee Korner & Susan L. Korner, Trustees or their successors in trust under the Korner Loving Trust
Dated January 30, 1998, and any amendments thereto,**

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 6 in Block 45 of LAKEVIEW ADDITION to the City of Klamath Falls, 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 **\$145,000.00**.

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 24th day of January, 2017

Emard Family Trust dated April 28, 2011

By: James N. Emard
James N. Emard, Trustee

By: Elisabeth A. Emard
Elisabeth A. Emard, Trustee

State of Oregon } ss
County of Klamath }

On this 24th day of January, 2017, before me, Jenny Annette Brazil, a Notary Public in and for said state, personally appeared **James N. Emard and Elisabeth A. Emard, Trustees of the Emard Family Trust**, 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.

Jenny Annette Brazil
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 12/3/2018

