



2017-002178

Klamath County, Oregon

03/01/2017 01:24:00 PM

Fee: \$47.00

THIS SPACE RESERVED

After recording return to:

Bill and Karen Emerick Revocable Family 1997 Trust

2786 Birch Court

Camino, CA 95709

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

Bill and Karen Emerick Revocable Family 1997 Trust

2786 Birch Court

Camino, CA 95709

File No. 155553AM

STATUTORY WARRANTY DEED

Gene Dennis, trustee of the Dennis Family Revocable Living Trust dated 02/11/2003,

Grantor(s), hereby convey and warrant to

William Robert Emerick and Karen Evelyn Emerick, as trustees of the Bill and Karen Emerick Revocable Family 1997 Trust

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 3, Block 1, TRACT NO. 1052, CRESCENT PINES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-2407-018A0-03900-000

The true and actual consideration for this conveyance is **\$300,000.00.**

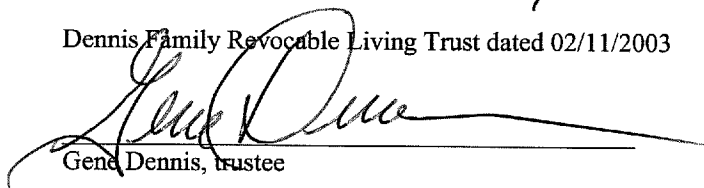
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:



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 28th day of February 2017.

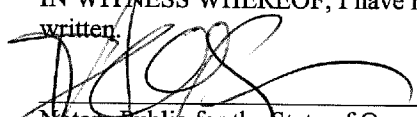
Dennis Family Revocable Living Trust dated 02/11/2003


Gene Dennis, trustee

State of ~~Oregon~~ ss.
County of Deschutes }

On this 28th day of February, 2017, before me, Tiffany Hudson a Notary Public in and for said state, personally appeared Gene Dennis known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Dennis Family Revocable Living Trust dated 2/11/2003, and acknowledged to me that he/she/they executed the same as Trustee.

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


Notary Public for the State of Oregon»

Residing at: Bend, OR
Commission Expires: 6/8/17

