

2017-004522

Klamath County, Oregon



00202789201700045220030033

AFTER RECORDING, RETURN TO:

05/01/2017 11:23:15 AM

Fee: \$52.00

SEND TAX STATEMENTS TO:

Jared & Tamara Emard  
1806 Kane St., Klamath Falls, OR 97603

**STATUTORY WARRANTY DEED**

Returned at Counter

James N. & Elisabeth A. Emard [NAME OF GRANTOR], with an address  
of 40770 Hwy. 62, Chiloquin, OR 97624 [GRANTOR ADDRESS HERE]  
("Grantor"), conveys and warrants to Jared N. and Tamara A. Emard  
[NAME OF GRANTEE HERE], whose address is  
1806 Kane St., Klamath Falls, OR 97603 [GRANTEE ADDRESS HERE],  
("Grantee"), the following described real property (the "Property") free of encumbrances, except  
as specifically set forth herein:  
Land in Klamath [COUNTY NAME HERE] County,  
Oregon, described more particularly as follows:

Lot 27 of Yatta Gardens

SEE ATTACHED AND INCORPORATED EXHIBIT A

The true consideration for this conveyance is \$ 90,500.

This property is free of liens and encumbrances, EXCEPT: None

**[LIST EXCEPTIONS]**

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 1<sup>st</sup> day of May, 2017.

James R. Emard  
Grantor

Elisabeth A. Emard  
Grantor

STATE OF OREGON

COUNTY OF Klamath

} ss.

The foregoing instrument was acknowledged before me on this 1<sup>st</sup> day of May, 2017, by James & Elisabeth Emard [NAME OF GRANTOR **HERE**], who acknowledged such instrument to be their free and voluntary act and deed, and on oath stated that they were duly authorized to execute such instrument.



Lisa M. Kessler  
Printed Name: Lisa M Kessler

Notary Public in and for the State of Oregon  
Commission Expires: February 1, 2019

**EXHIBIT A**  
Property Description

House and property located at 1806 Kane Street,  
Klamath Falls, Oregon.

Includes detached garage and all outbuildings.