

2018-015278

Klamath County, Oregon



00233626201800152780020023

**AFTER RECORDING, RETURN TO:**

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

12/21/2018 03:27:26 PM

Fee: \$87.00

**SEND TAX STATEMENTS TO:**

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

**STATUTORY WARRANTY DEED**

Returned at Counter

Emard, Inc., and Oregon corporation [NAME OF GRANTOR], with an address of 40770 Hwy. 62, Chiloquin, OR 97624 [GRANTOR ADDRESS HERE]

("Grantor"), conveys and warrants to Jared and Tamara Emard, *tenants by the entirety* [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 48 in Block 41 of Tract 1184, OREGON SHORES UNIT 2 - FIRST EDITION, according to the official plat thereof on file

in the office of the County Clerk of Klamath County, Oregon. Tax Account No: 3507-018AD-05600-000

**SEE ATTACHED AND INCORPORATED EXHIBIT A**

The true consideration for this conveyance is \$15,000.

This property is free of liens and encumbrances, EXCEPT: \_\_\_\_\_

**[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 21<sup>st</sup> day of December, 2018.

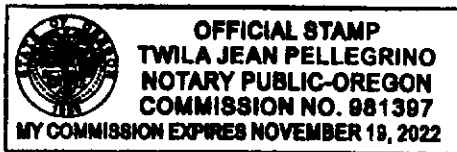
James R. Emard Pres.  
Grantor Emard Inc.

STATE OF OREGON

COUNTY OF Klamath

} ss.

The foregoing instrument was acknowledged before me on this 21<sup>st</sup> day of December, 2018, by James R. Emard, President of Emard **NAME OF GRANTOR** HERE], who acknowledged such instrument to be his free and voluntary act and deed, and on oath stated that he were duly authorized to execute such instrument.



Twila Jean Pellegrino  
Printed Name: Twila Jean Pellegrino  
Notary Public in and for the State of Oregon