

2020-003012

Klamath County, Oregon



00255904202000030120020022

03/10/2020 01:19:57 PM

Fee: \$87.00

After recording, mail to:

Melvin D. Ferguson
Attorney at Law
514 Walnut Avenue
Klamath Falls, Oregon 97601

Send tax statements to:

Emery Land LLC
P.O. Box 57
Silver Lake, OR 97638

WARRANTY DEED

Bruce C. Emery and Penny J. Emery, Trustees of the Emery Family Trust, Grantor, conveys and warrants to Emery Land LLC, an Oregon limited liability company the following described real property free of encumbrances except as specifically set forth herein:

Real property located in Klamath County, Oregon more specifically described as follows:

Township 30 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon

Section 5: SE1/4SW1/4 S1/2SE1/4

Tax Lot: 3009-0000-00800

Parcel No.: 95818

Real property located in Klamath County, Oregon more specifically described as follows:

Township 30 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon

Section 7: E1/2NW1/2

Tax Lot: 3009-00000-01200

Parcel No.: 95809

There is no consideration for this conveyance. It is done for Estate Planning Purposes.

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 5 day of March 2020.

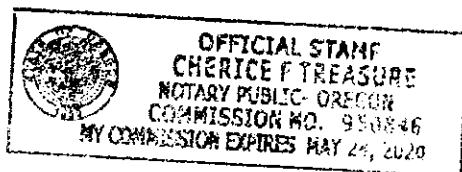
Emery Family Trust

By: Bruce C. Emery
Bruce C. Emery, Trustee

By: Penny J. Emery
Penny J. Emery, Trustee

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above-named Bruce C. Emery and Penny J. Emery, Trustees of the Emery Family Trust acknowledged the foregoing instrument to be their voluntary act. Before me this 5 day of March, 2020.



Cherie F. Treasure
Notary Public for Oregon
My commission expires: 5.24.2020