

Returned at Counter

2020-005337

Klamath County, Oregon



00258411202000053370010014

04/28/2020 09:39:03 AM

Fee: \$82.00

After recording return to:  
Emard Family Trust  
40770 Hwy. 62  
Chiloquin, OR 97624

Send tax statements to:  
Emard Family Trust  
40770 Hwy. 62  
Chiloquin, OR 97624

### STATUTORY WARRANTY DEED

**Emard, Inc., an Oregon corporation**, with an address of 40770 Hwy. 62, Chiloquin, OR 97624 (Grantor), hereby conveys and warrants to **The Emard Family Trust, James N. Emard and Elisabeth A. Emard, Trustees**, whose address is 40770 Hwy. 62, Chiloquin, OR 97624 (Grantee), the following described real property in the County of **Klamath** and State of Oregon free of encumbrances except as specifically set forth herein:


Lot 7 in Block 45 of Tract 1184, Oregon Shores Unit 2-First Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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.

The true consideration for this conveyance is \$0.00.

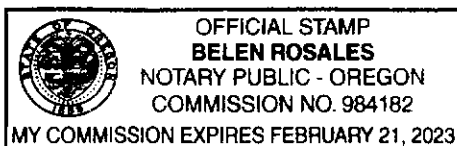
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 28<sup>th</sup> day of April, 2020

  
Grantor

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on this 28<sup>th</sup> day of April, 2020, by James N. Emard, Trustee for Emard Family Trust.



  
Notary Public of Oregon

My commission expires Feb 21, 2023