

THIS SPACE RESERVED FOR

**2021-003758**Klamath County, Oregon 03/12/2021 01:13:01 PM

Fee: \$87.00

After recording return to:
James N. Emard and Elisabeth A. Emard
40770 Hwy 62
Chiloquin, OR 97624
Until a change is requested all tax statements shall be
sent to the following address:
James N. Emard and Elisabeth A. Emard
40770 Hwy 62
Chiloquin, OR 97624
File No. 4466974M

## STATUTORY WARRANTY DEED

## Tim C. Andrus,

Grantor(s), hereby convey and warrant to

## James N. Emard and Elisabeth A. Emard, as Tenants by the Entirety,

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:

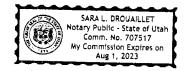
Lot 39, Block 22, Tract No. 1113, Oregon Shores Unit No. 2, according to the official plat thereof on file in as tenants by the entirety office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$195,000.00.

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 10 <sup>TH</sup> day of MARCH . 2021	
Im Calle Tim C. Andrus	
State of UTAH } ss County of SkcT LAKE }	
On this 10 <sup>th</sup> day of March, 2021, before me, Snan L Dnc state, personally appeared Tim C. Andrus, known or identified to me to within Instrument and acknowledged to me that he/she/they executed sa IN WITNESS WHEREOF, I have hereunto set my hand and affixed my above written.	be the person(s) whose name(s) is/are subscribed to the time.



Notary Public for the State of <u>Hah</u> Residing at: <u>Herriman</u>, <u>U+</u> Commission Expires: 08 /o1 / 20 23