



THIS SPACE RESERVED FOR

2021-005875

Klamath County, Oregon

04/19/2021 03:23:00 PM

Fee: \$92.00

After recording return to:

James N. Emard

40770 Highway 62

Chiloquin, OR 97624

Until a change is requested all tax statements shall be
sent to the following address:

N/A

File No. 450855AM

STATUTORY WARRANTY DEED

Richard N. Emard and Anne Marie Emard, husband and wife,

Grantor(s), hereby convey and warrant to

James N. Emard,

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:

**NW1/4 of the NW1/4, Section 15, Township 30 South, Range 10 East of the Willamette Meridian, Klamath
County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

3010-00000-01000

The true and actual consideration for this conveyance is Fulfillment of Contract recorded in M79, page 4114.

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 16 day of April, 21.

Richard N. Emard

Richard N. Emard

Anne Marie Emard

Anne Marie Emard

State of OREGON } ss

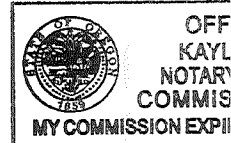
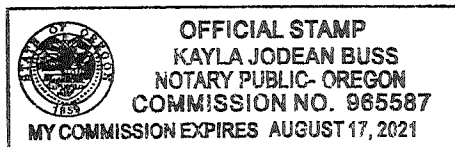
County of LAKE }

On this 16 day of April, 2021, before me Kayla Jodean Buss, a Notary Public in and for said state, personally appeared Richard N. Emard and Anne Marie Emard, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Kayla Jodean Buss
Notary Public for the State of Oregon

Commission Expires: Aug 17, 21

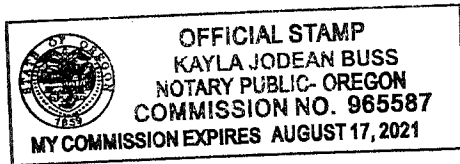


Attached to Statutory Warranty Deed

State of Oregon } ss
County of Clatsop }

On this 19 day of April, 2021, before me, Kayla Jodean Buss, a Notary Public in and for said state, personally appeared Richard N. Emard, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Kayla Jodean Buss
Notary Public for the State of Oregon
Residing at: Clatsop County, Oregon
Commission Expires: Aug 17, 21

