



THIS SPACE RESERVED FOR

2021-011484

Klamath County, Oregon

07/27/2021 10:34:00 AM

Fee: \$87.00

After recording return to:

Chris M. Davison and Manfred N. Jackson

186 Summit St.

Auburn, CA 95603

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

Chris M. Davison and Manfred N. Jackson

186 Summit St.

Auburn, CA 95603

File No. 477466AM

STATUTORY WARRANTY DEED

James N. Emard and Elisabeth A. Emard, Trustees of the The Emard Family Trust,

Grantor(s), hereby convey and warrant to

Chris M. Davison and Manfred N. Jackson, not as Tenants in Common, but with right of survivorship,

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 33 in Block 48, 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 true and actual consideration for this conveyance is \$9,200.00.

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:

2021-2022 Real Property Taxes, a lien not yet due and payable

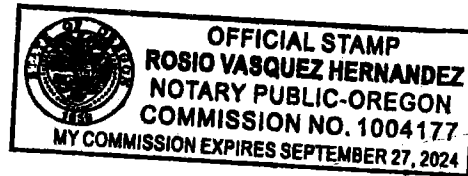
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 23 day of July, 2021.

The Emard Family Trust

By: James N. Emard
James N. Emard, Trustee

By: Elisabeth A. Emard
Elisabeth A. Emard, Trustee



State of Oregon } ss.
County of Klamath }

On this 23 day of July, 2021, before me, July 23 2021, a Notary Public in and for said state, personally appeared James N. Emard and Elisabeth A. Emard known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the James N. Emard and Elisabeth A. Emard, Trustees of the Emard Family Trust, and acknowledged to me that he/she/they executed the same as Trustee.

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

[Signature]
Notary Public for the State of Oregon »
Residing at: Klamath
Commission Expires: Sept 27, 2024