

2025-000914

Klamath County, Oregon

After recording return to:
James and Elisabeth Emard
40770 Hwy. 62
Chiloquin, OR 97624



02/11/2025 11:19:21 AM

Fee: \$82.00

Send tax statements to:
James and Elisabeth Emard
40770 Hwy. 62
Chiloquin, OR 97624

STATUTORY WARRANTY DEED

The Emard Family Trust, James N. Emard and ^{Elisabeth ERL} ~~Elisabeth A. Emard~~ Trustees, with an address of 40770 Hwy. 62, Chiloquin, OR 97624 (Grantor), hereby conveys and warrants to James N. Emard and Elisabeth A. Emard, 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 3 in Block 41 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 11 day of February, 2025.

Grantor

Grantor

State of Oregon
County of KLAMATH

*EMARD

This instrument was acknowledged before me on this 11 day of February, 2025 by James N. and Elisabeth A. Emard.



OFFICIAL STAMP
ASHLEY R CARDENAS
NOTARY PUBLIC - OREGON
COMMISSION NO. 1030519

Notary Public of Oregon

MY COMMISSION EXPIRES NOVEMBER 07, 2026

My commission expires November 7, 2026