

2007-016616

Klamath County, Oregon



00031849200700166160020025

09/21/2007 08:16:17 AM

Fee: \$26.00

AFTER RECORDING RETURN TO:

Nikki C. Hatton
Schwabe, Williamson & Wyatt
1211 SW Fifth Avenue, Suite 1800
Portland, Oregon 97204-3795

**UNTIL A CHANGE IS REQUESTED, ALL
TAX STATEMENTS SHALL BE SENT TO:**

No change

STATUTORY WARRANTY DEED

LE VERNOS FAMILY TRUST, Grantor, convey and warrant to EARLE M. LEVERNOIS, Trustee of the LeVernois Credit Shelter Trust, Grantee, an undivided fifty percent (50%) interest in the following described real property free of encumbrances except as specifically set forth herein:

Lots 1 through 12, inclusive, in Block 15 of MOUNTAIN VIEW ADDITION TO THE CITY OF KLAMATH FALLS

EXCEPT that portion of said property lying below a depth of 500 feet, as referred to in Deed recorded July 3, 1974 in M-74 at page 8233 from Oregon, California & Eastern Railroad Co.

Tax Account Number: R174251

This conveyance is made by Grantor and accepted by Grantee subject to the exceptions of record in Klamath County, Oregon, to the extent valid and subsisting and affecting the property conveyed.

The true consideration for this conveyance consists of or includes other property or other value given or promised.

**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF**

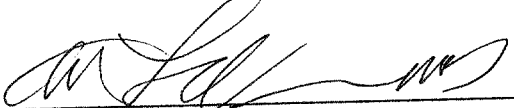
1 – STATUTORY WARRANTY DEED
PDX/049710/140301/MJW/2251567.1

ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352.

Executed this 12 day of Sept, 2007.

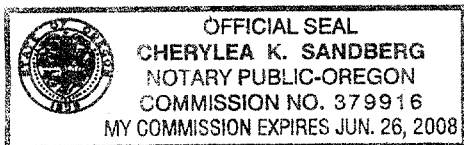
GRANTOR:

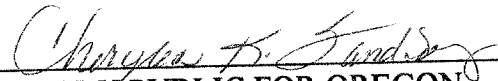
LE VERNOS FAMILY TRUST


Earle M. LeVernois, Trustee

STATE OF OREGON)
) ss.
County of Clatsop)

This instrument was acknowledged before me this 12th day of September, 2007, by Earle M. LeVernois.




NOTARY PUBLIC FOR OREGON
My Commission Expires: 6-26-08