

2007-016622

Klamath County, Oregon



00031856200700166220020023

09/21/2007 08:45:44 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, Earle M. LeVernois, Trustee, Grantor, conveys and warrants 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 13 through 24, inclusive, in Block 15 of MOUNTAIN VIEW ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

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 on page 8233, from Oregon, California & Eastern Railroad Co.

Tax Account Number: R174260

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.

**1 – STATUTORY WARRANTY DEED**


PDX/049710/140301/MJW/2251584.1

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

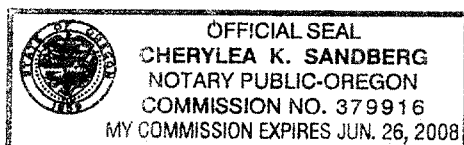
GRANTOR:

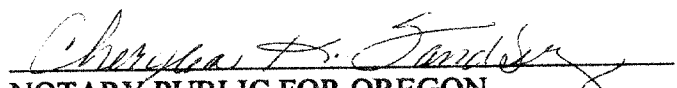
LE VERNOS FAMILY TRUST

  
Earle M. LeVernois, Trustee

STATE OF OREGON                    )  
  ) ss.  
County of Tillamook            )

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



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