

NTC 85626-MS

THIS SPACE RES

2009-011006

Klamath County, Oregon



08/17/2009 02:19:56 PM

Fee: \$26.00

After recording return to:

Donald A. Levasheff

1833 Hawthorne Street

Klamath Falls, OR 97603

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

Donald A. Levasheff

1833 Hawthorne Street

Klamath Falls, OR 97603

Escrow No. MT85626-MS

Title No. 0085626

SWD

STATUTORY WARRANTY DEED

Stephen E. Hilbert and Debbie P. Hilbert, as tenants by the entirety, Grantor(s) hereby convey and warrant to Donald A. Levasheff and Page D. Levasheff, as tenants by the entirety, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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:

2009-2010 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$169,000.00**.

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. 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.

Dated this 12th day of Aug, 2009

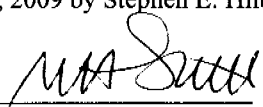

Stephen E. Hilbert


Debbie P. Hilbert

State of Oregon

County of Klamath

This instrument was acknowledged before me on 8/12, 2009 by Stephen E. Hilbert and Debbie P. Hilbert.


(Notary Public for Oregon)

My commission expires 12/20/10



26amt

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 1, Block 1, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPT that part conveyed to the City of Klamath Falls by deed recorded June 5, 1958 in Book 299 at Page 642, Deed Records of Klamath County, Oregon, more particularly described as follows:

Beginning at the most Easterly corner of Lot 1, Block 1, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS; thence South $68^{\circ} 46'$ West along the Northwesterly line of Hawthorne Street a distance of 50 feet; thence North $21^{\circ} 14'$ West 19.80 feet to a point on the Southerly line of VanNess Avenue; thence South $89^{\circ} 38'$ East along the Southerly line of VanNess Avenue 53.78 feet to the point of beginning.