

NTC 87883-DS



THIS SPACE

2010-007922

Klamath County, Oregon



00086637201000079220020023

06/30/2010 10:01:48 AM

Fee: \$42.00

After recording return to:

GLENN C. LEVERNOIS

10516 NW La Cassel Crest Lane
Portland, Ore 97229

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

GLENN C. LEVERNOIS

Same as above

Escrow No. MT87883-DS

Title No. 0087883

SWD-EM r.012910

STATUTORY WARRANTY DEED

GLENN C. LEVERNOIS, TRUSTEE OF THE LEVERNOIS CREDIT SHELTER TRUST, Grantor(s) hereby convey and warrant to **GLENN C. LEVERNOIS and KRISTINE MARIE LEVERNOIS, 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:

All of Block 15, of MOUNTAIN VIEW ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM that portion lying below a depth of 500 feet, as described in the Warranty Deed from Oregon California & Eastern Railway Company to Earle M. Le Vernois, M.D., P.C. recorded July 3, 1974 in Volume M74, page 8233, Microfilm Records of Klamath County, Oregon

TOGETHER WITH that portion of vacated Terrace Avenue and vacated alley which inured thereto by vacation Ordinance No. 6085, recorded September 28, 1976 in Volume M76, page 15222, Microfilm Records 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:

2010-2011 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$37,500.00.**

42pmf

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 25th day of Jun, 2010

THE LEVERNOIS CREDIT SHELTER TRUST

BY: [Signature], Trustee
GLENN C. LEVERNOIS, TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 6-25-, 2010 by GLENN C. LEVERNOIS, TRUSTEE OF THE LEVERNOIS FAMILY TRUST/ DATED AUGUST 7, 1995/ CREDIT SHELTER TRUST

[Signature]
(Notary Public for Oregon)

My commission expires 3-2-12

