

MT87882-DS

THIS SPACE R

2010-008173

Klamath County, Oregon



07/07/2010 11:58:54 AM

Fee: \$42.00

After recording return to:

KEVIN OLIN LEPARD

2100 FAIRMONT STREET

KLAMATH FALLS, OR 97601

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

KEVIN OLIN LEPARD

2100 FAIRMONT STREET

KLAMATH FALLS, OR 97601

Escrow No. MT87882-DS

Title No. 0087882

SWD r.012910

STATUTORY WARRANTY DEED

GLENN C. LEVERNOIS, TRUSTEE OF THE LEVERNOIS CREDIT SHELTER TRUST,
Grantor(s) hereby convey and warrant to **KEVIN OLIN LEPARD and REBECCA RAE
LEVERNOIS LEPARD, 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:

LEGAL DESCRIPTION

Parcel 1:

All of Block 2, of MOUNTAIN VIEW ADDITION, according to the official plat thereof on file in the office of the County Clerk
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.

Parcel 2:

All of Block 18, of IRVINGTON HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon.

TOGETHER WITH that portion of vacated Omar Avenue, which inured thereto by Vacation Ordinance No. 6602, recorded July
6, 1990 in Volume M90, page 13369, Microfilm Records of Klamath County, Oregon and that portion of 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 **\$210,000.00.**

42 ALUT

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 **June, 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 **June 25, 2010** by GLENN C. LEVERNOIS, TRUSTEE OF THE LEVERNOIS CREDIT SHELTER TRUST.

[Signature]
(Notary Public for Oregon)
My commission expires 3-2-12

