

BE

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



2010-010563

Klamath County, Oregon



00089808201000105630020027

09/03/2010 03:48:28 PM

Fee: \$42.00

SPACE RES  
FOR  
RECORDER'S

Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Glenn C. and Kristine Marie Levernois

Until requested otherwise, send all tax statements to (Name, Address, Zip):

SAME AS ABOVE

WARRANTY DEED

GLENN C. LEVERNOIS, TRUSTEE OF THE LEVERNOIS

KNOW ALL BY THESE PRESENTS that  
FAMILY TRUST UTA DATED AUGUST 9, 1995

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by GLENN C. LEVERNOIS AND KRISTINE MARIE LEVERNOIS husband and wife as tenants by the entirety

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

SEE ATTACHED LEGAL DESCRIPTION MADE A PART HEREOF

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): except those of record and apparent to the land

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on July <sup>August 31</sup> 2010; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Glenn C. Levernois, Trustee of the  
Levernois Family Trust UTA Dated August 9,  
1995

STATE OF OREGON, County of Multnomah ss.

This instrument was acknowledged before me on

by

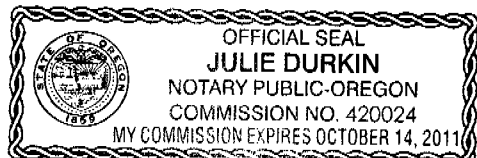
This instrument was acknowledged before me on August 31, 2010

by

as

of

Glenn C. Levernois  
Trustee  
Levernois Family Trust UTA Dated August 9, 1975



Notary Public for Oregon

My commission expires 10-14-2011

42Pmt

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

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.