

2010-010880

Klamath County, Oregon



00090203201000108800030031

09/14/2010 09:22:59 AM

Fee: \$47.00

AFTER RECORDING RETURN TO:

Nikki C. Hatton

Schwabe, Williamson & Wyatt

1211 SW Fifth Avenue, Suites 1500-2000

Portland, Oregon 97204-3795

UNTIL A CHANGE IS REQUESTED, ALL
TAX STATEMENTS SHALL BE SENT TO:

Glenn C. LeVernois, Trustee

10516 NW Lacassel Crest Lane

Portland, OR 97229

STATUTORY WARRANTY DEED

GLENN C. LEVERNOIS and KRISTINE MARIE LEVERNOIS, as tenants by the entirety, Grantors, convey and warrant to GLENN C. LEVERNOIS, TRUSTEE OF THE LEVERNOIS CREDIT SHELTER TRUST UTA dated August 9, 1995, Grantee, an undivided fifty percent (50%) interest in their right, title and interest to the following described real property situated in Klamath County, State of Oregon free of encumbrances except as specifically set forth herein:

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.

Parcel Numbers : R174251 and R174260

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 consideration for this conveyance is \$-0-.

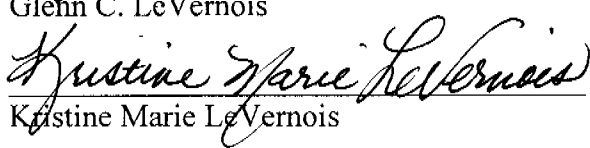
This conveyance is made by Grantors and accepted by Grantees subject to the exceptions of record.

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.

Executed this 8th day of September, 2010.

GRANTOR:

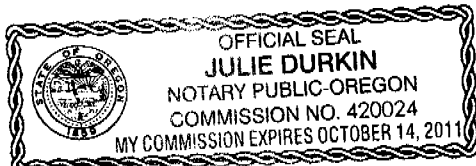

Glenn C. LeVernois


Kristine Marie LeVernois

[notarial acknowledgments on following page]

STATE OF OREGON)
County of Multnomah) ss.

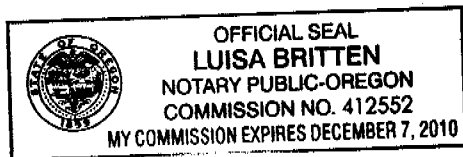
This instrument was acknowledged before me this 8 day of September, 2010, by
Glenn C. LeVernois.



Julie Durkin
NOTARY PUBLIC FOR OREGON
My Commission Expires: 10-14-2011

STATE OF OREGON)
County of Multnomah) ss.

This instrument was acknowledged before me this 9th day of September, 2010, by
Kristine Marie LeVernois.



Luisa Britten
NOTARY PUBLIC FOR OREGON
My Commission Expires: 12-7-10