

2010-010881

Klamath County, Oregon



00090204201000108810020021

09/14/2010 09:23:59 AM

Fee: \$42.00

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, TRUSTEE OF THE LEVERNOIS CREDIT SHELTER TRUST UTA dated August 9, 1995, Grantor, conveys and warrants to EARLE LEVERNOIS, LLC, Grantee, all its 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 Grantor and accepted by Grantee 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:

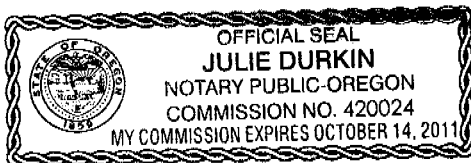

Glenn C. Levernois, Trustee Of The Levernois Credit Shelter Trust

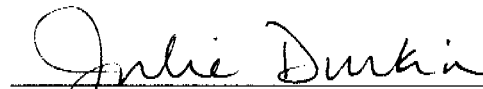
STATE OF OREGON)

County of Multnomah)

ss.

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




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