

2010-011273

Klamath County, Oregon



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09/22/2010 03:40:08 PM

Fee: \$37.00

RETURN TO:

Brandsness, Brandsness &
Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

MAIL TAX STATEMENTS:

-BARGAIN AND SALE DEED-

Donald A. Levasheff and Page D. Levasheff, Grantors, conveys to Donald A. Levasheff and Paige D. Levasheff, Trustees of the Don and Page Levasheff Family Trust Revocable Living Trust Agreement dated August 27, 2010, Grantees, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

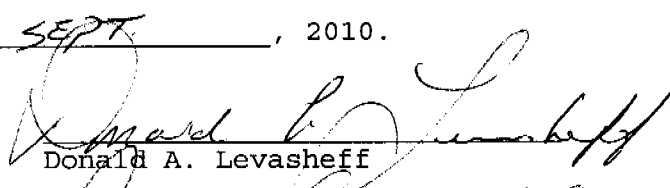
Lot 1, Block 1, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPT that part conveyed to the City of Klamath Falls by deed recorded June 5, 1958 in book 299 at Page 642, Deed Records of Klamath County, Oregon, more particularly described as follows:

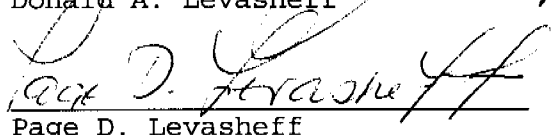
Beginning at the most Easterly corner of Lot 1, Block 1, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS; thence South 68° 46' West along the Northwesterly line of Hawthorne Street a distance of 50 feet; thence North 21° 14' West 19.80 feet to a point on the Southerly line of VanNess Avenue; thence South 89° 38' East along the Southerly line of VanNess Avenue 53.78 feet to the point of beginning.

The true and actual consideration for this transfer is Estate Planning.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352

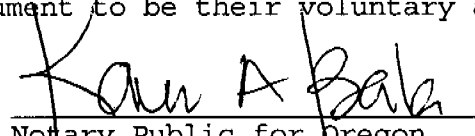
DATED this 16 day of SEPT, 2010.


Donald A. Levasheff


Page D. Levasheff

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 16 day of SEPT, 2010, the above-named Donald A. Levasheff and Page D. Levasheff and acknowledged the foregoing instrument to be their voluntary act.


Notary Public for Oregon

My Commission expires: 9-20-2013

