

2011-004341

Klamath County, Oregon



00099866201100043410020023

04/04/2011 10:35:06 AM

Fee: \$42.00

Until a change is requested,
send all tax statements to:

Sheila Lewellen
2467 Dumas Drive
Springfield, OR 97477

After recording, return to:

John C. Urness
1011 Harlow Road, Suite 300
Springfield, OR 97477

* * * * *

WARRANTY DEED

HARVEY E. LEWELLEN and **M. BERNEICE LEWELLEN**, husband and wife, Grantors, convey and warrant to **SHEILA LEWELLEN**, fka **SHEILA LEWELLEN-SMITH**, Grantee, all of their interest in the following described real property, situated in Klamath County, Oregon, to wit:

S ½ W ½ E ½ NW ¼ SE ¼ of Section 10, Township 25 South, Range 8 East of the Willamette Meridian.

Grantors covenant that Grantors are seized of an indefeasible estate in the real property described above in fee simple, that Grantors have good right to convey the property, that the property is free from encumbrances except for easements, reservations, restrictions and encumbrances of record, and that Grantors warrant and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantors, provided that the foregoing covenants are limited to the extent of coverage available to Grantors under any applicable standard or extended policies of title insurance, it being the intention of the Grantors to preserve any existing title insurance coverage.

The true consideration for this conveyance is: none.

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 22 day of MARCH, 2011.

Harvey E. Lewellen
HARVEY E. LEWELLEN

M. Bernice Lewellen
M. BERNEICE LEWELLEN

STATE OF OREGON)
) ss.
County of Lane)

Personally appeared the above-named HARVEY E. LEWELLEN and M. BERNEICE LEWELLEN, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME this 22ND day of MARCH, 2011.

[Signature]
Notary Public for Oregon
My Commission Expires: NOV 02, 2014

221353

2 - WARRANTY DEED

