

2011-006080

Klamath County, Oregon



00101918201100060800020027

05/13/2011 10:45:18 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:

Kevin and Rebecca Lepard

1919 Euclid Ave.

Klamath Falls, OR 97601

STATUTORY WARRANTY DEED

The EARLE LEVERNOIS, LLC, Grantor, conveys and warrants to KEVIN OLIN LEPARD and REBECCA RAE LEVERNOIS LEPARD, as tenants by the entirety, Grantees, 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

Parcel 1:

All of Block 2, of MOUNTAIN VIEW ADDITION, according to the official plat thereof on file in the office of the County Clerk 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 1522, Microfilm Records of Klamath County, Oregon.

Parcel 2:

All of Block 18, of IRVINGTON HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH that portion of vacated Omar Avenue, which inured thereto by vacation Ordinance No. 6602, recorded July 6, 1990 in Volume M90, page 13369, Microfilm Records of Klamath County, Oregon and that portion of 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: R174000 and R171511

(legal description continued on page 2)

The true consideration for this conveyance is \$-0-.

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:

2011-2012 Real Property Taxes a lien not yet due and payable.

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 5<sup>th</sup> day of May, 2011.

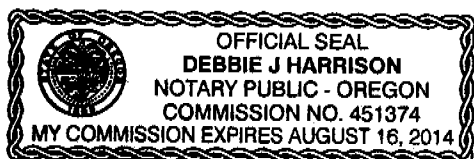
GRANTOR:

Earle LeVernois, LLC

[Signature], Manager  
By: Glenn C. LeVernois, Manager

STATE OF OREGON                    )  
  ) ss.  
County of WASHINGTON            )

This instrument was acknowledged before me this 5 day of MAY, 2011, by Glenn C. LeVernois, as the Manager of the Earle LeVernois, LLC.



[Signature]  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: August 16, 2014