



2012-014225
 Klamath County, Oregon
 12/21/2012 02:59:38 PM
 Fee: \$42.00

After recording return to:

ROBERT D. ELDER

1833 Hawthorne St.

Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:

ROBERT D. ELDER

1833 Hawthorne St.

Klamath Falls, OR 97601

Escrow No. MT95909-DS

Title No. 0095909

SWD r.020212

STATUTORY WARRANTY DEED

DONALD A. LEVASHEFF AND PAGE D. LEVASHEFF, WHO ACQUIRED TITLE AS PAIGE D. LEVASHEFF, TRUSTEES OF THE DON AND PAGE LEVASHEFF FAMILY REVOCABLE LIVING TRUST DATED AGREEMENT DATED AUGUST 27, 2010,

Grantor(s), hereby convey and warrant to

ROBERT D. ELDER,

Grantee(s), the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

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 Northwesternly 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 conveyance is **\$154,500.00**.

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:

42 AMT

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 20th day of DEC, 2012

THE DON AND PAGE LEVASHEFF FAMILY
REVOCABLE LIVING TRUST DATED AGREEMENT
DATED AUGUST 27, 2010

BY: [Signature]
DONALD A. LEVASHEFF, TRUSTEE

BY: [Signature]
PAGE D. LEVASHEFF, TRUSTEE

State of CALIFORNIA
County of SANTA BARBARA

This instrument was acknowledged before me on DECEMBER 20, 2012 by DONALD A. LEVASHEFF AND PAGE D. LEVASHEFF, TRUSTEES OF THE DON AND PAGE LEVASHEFF FAMILY REVOCABLE LIVING TRUST DATED AGREEMENT DATED AUGUST 27, 2010.

[Signature]
(Notary Public for CALIFORNIA)

My commission expires DEC. 24, 2014

