



mtc 96953-ms

THIS SPACE RESERVED FOR RECORDER'S USE

2013-006497

Klamath County, Oregon

06/10/2013 11:58:05 AM

Fee: \$47.00

Grantor's Name and Address

Kevin Olin Lepard

2100 Fairmount Street

Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to:

Kevin Olin Lepard

2100 Fairmount Street

Klamath Falls, OR 97601

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

Kevin Olin Lepard

2100 Fairmount Street

Klamath Falls, OR 97601

Escrow No. MT96953-MS

Title No. 0096953

QCD v.020212

QUITCLAIM DEED

KEVIN OLIN LEPARD AND REBECCA LEVERNOIS-LEPARD

Grantor(s), hereby releases and quitclaims to **KEVIN O. LEPARD AND REBECCA RL LEPARD,**
husband and wife, as tenants by the entirety,

Grantee(s), all right, title and interest in and to the following described real property situated in the
County of KLAMATH, State of Oregon, described as follows, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$0.00**.

47 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.

In Witness Whereof, the grantor has executed this instrument this 5th day of June, 2013; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.



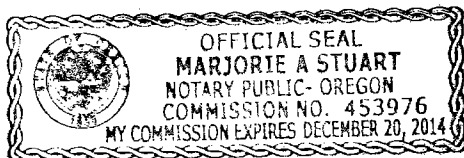
KEVIN OLIN LEPARD




REBECCA LEVERNOIS-LEPARD

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 6/5, 2013 by Kevin Olin Lepard and Rebecca Levernois-Lepard.





(Notary Public for Oregon)
My commission expires 12/20/14

EXHIBIT "A"
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 15222, 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.