

1st 2137695 LW



After recording return to:
Charles R Eckert, Jr and Lorraine
Eckert
9043 Spoonbill Drive
Dairy, OR 97625

Until a change is requested all tax
statements shall be sent to the
following address:
Charles R Eckert, Jr and Lorraine
Eckert
9043 Spoonbill Drive
Dairy, OR 97625

File No.: 7021-2137695 (LW)
Date: August 12, 2013

2013-009939

Klamath County, Oregon

08/29/2013 03:22:51 PM

Fee: \$42.00

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

The Oscar I. Lelevier and Mary A. Lelevier Joint Revocable Living Trust, Grantor, conveys and warrants to **Charles R Eckert, Jr and Lorraine Eckert**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 15 and 16, Block 29, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT PLAT NUMBER 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$55,725.00**. (Here comply with requirements of ORS 93.030)

THIS TRANSACTION IS PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF SAID GRANTEE HEREIN.

42-F

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 26 day of August, 2013.

The Oscar I. Lelevier and Mary A. Lelevier
Joint Revocable Living Trust

Oscar I. Lelevier
Oscar I Lelevier, Trustee

STATE OF Alaska)
County of North Star Borough) ss.

This instrument was acknowledged before me on this 26 day of August, 2013
by Oscar I Lelevier.

Stacy M. Hendrick - Stacy M. Hendrick

Notary Public for State of Alaska
My commission expires: January 17, 2017

