

2015-000211

Klamath County, Oregon

01/09/2015 09:21:09 AM

Fee: \$62.00



After recording return to:  
First American Title Insurance  
1225 Crater Lake Ave #101  
Medford, OR 97504

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

William D. Leavens and Eileen Cole  
Leavens

8561 High Banks Rd  
Central Pt OR 97502

File No: 7161-2347615 (SDB)

Date: December 22, 2014

THIS SPACE RESERVED FOR RECORDER'S USE

## STATUTORY WARRANTY DEED

### This Deed is being signed in counterpart

**Albert E. Wampler and Helen M. Wampler, as trustees of the ALBERT & HELEN WAMPLER TRUST, dated November 24, 1992 as to an undivided 1/2 interest and Beverly Demetrakos, Trustee of the Beverly Demetrakos 2013 Trust under agreement, dated the 11th day of March, 2013 as to an undivided 1/2 interest, Grantor, conveys and warrants to William D. Leavens and Eileen Cole Leavens as tenants by the entirety, 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:

**Parcel 3 of LP 26-08, located in the NE1/4 and the SE1/4 of Section 16, Township 36 South, Range 6, E.W.M., 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 **\$25,000.00**. (Here comply with requirements of ORS 93.030)

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 23 day of DECEMBER, 2014.

ALBERT & HELEN WAMPLER TRUST dated  
November 24, 1992 as to an undivided 50%  
interest

Albert E. Wampler, trustee  
Albert E. Wampler, Trustee

Helen M. Wampler, Trustee  
Helen M. Wampler, Trustee

Beverly Demetrakos 2013 Trust under  
agreement dated the 11th day of March,  
2013 as to an undivided 50% interest

\_\_\_\_\_  
Beverly Demetrakos, Trustee

STATE OF \_\_\_\_\_ )  
 )ss.  
County of \_\_\_\_\_ )

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by Albert E. Wampler and Helen M. Wampler, as Trustees of ALBERT & HELEN WAMPLER TRUST dated  
November 24, 1992 as to an undivided 50% interest, on behalf of the Trust.

\_\_\_\_\_  
Notary Public for  
My commission expires:



APN: R897162

Statutory Warranty Deed  
- continued

File No.: 7161-2347615 (SDB)

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 26<sup>th</sup> day of December, 20 14  
by Beverly Demetrakos, as Trustee of Beverly Demetrakos 2013 Trust under agreement, dated the 11th  
day of March, 2013, on behalf of the Trust.



*Meli Ann Trujillo*

Notary Public for Oregon

My commission expires: 11-17-2017

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## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of SAN LUIS OBISPO

On December 23, 2014 before me, Vicki S. Brown, Notary Public  
(insert name and title of the officer)

personally appeared ALBERT E. WAMPLER AND Helen M. Wampler  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Vicki S Brown (Seal)

