



2015-009272
Klamath County, Oregon
08/20/2015 11:20:11 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Gregory Drew Heaton and Melissa A. Heaton
PO Box 210
Merrill, OR 97633

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

Gregory Drew Heaton and Melissa A. Heaton
PO Box 210
Merrill, OR 97633

File No. 52466AM

STATUTORY WARRANTY DEED

Glen H. Levenfeld and Patricia L. Levenfeld, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Gregory Drew Heaton and Melissa A. Heaton, as Tenants by the Entirety,

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:

Parcel 1 of Land Partition 16-13, being a replat of Parcel 1 of Land Partition 14-13 situated in SW1/4 and SE1/4 NW1/4 of Section 33, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon recorded November 25, 2013 in Volume 2013-013094, Microfilm Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$399,900.00.**

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:

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 10 day of July, 2015

Glen H. Levenfeld
Glen H. Levenfeld

Patricia L. Levenfeld
Patricia L. Levenfeld

State of Oregon } ss
County of Klamath }

On this 10 day of July, 2015, before me, Cherice F. Treasure a Notary Public in
and for said state, personally appeared Glen H. Levenfeld and Patricia L. Levenfeld, known or identified to me to be the person(s)
whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above
written.

Cherice F. Treasure
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 6/17/2016

