

**2016-003636****Klamath County, Oregon**

04/11/2016 11:08:10 AM

Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Glen H. Levenfeld and Patricia L. Levenfeld

11050 Buesing Rd

Klamath Falls, OR 97603

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

Glen H. Levenfeld and Patricia L. Levenfeld

11050 Buesing Rd

Klamath Falls, OR 97603

File No. 85350AM

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**STATUTORY WARRANTY DEED****Maxine O. McCown,**

Grantor(s), hereby convey and warrant to

**Glen H. Levenfeld and Patricia L. Levenfeld 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:**

**Beginning at a point on the South boundary of the U.S.R.S. "A" Canal right-of-way line, which point is 528 feet North of the Northwest corner of the South half of the NE1/4 SE1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian thence South 170 feet; thence East 242 feet, more or less, to an intersection with the Southerly boundary of the U.S.R.S "A" Canal right-of-way line; thence Northwesterly along said Southerly right-of-way line to the place of beginning.**

**PARCEL 2:**

**Beginning at a point on the West line of, and 280 feet North of, the Southwest corner of the N1/2 of the NE1/4 SE1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon which point is also the Northwest corner of premises described in Deed from John A. Caldwell and Ruby May Caldwell to S.A. Barnum and Louise V. Barnum, recorded October 28, 1947 in Book 213, at page 97, Deed Records of Klamath County, Oregon; thence East along the North line of the Barnum premises 353 feet, more or less, to the Southerly right-of-way line of the U.S.R.S "A" Canal; thence Northwesterly along said canal right-of-way line to the most Easterly corner of premises described in Deed from John Caldwell, et ux, to John W. Caldwell and Myrtle E. Caldwell, husband and wife, recorded September 19, 1946 in Book 196 at page 3, Deed Records of Klamath County, Oregon; thence West 242 feet, more or less along the South line of said John W. Caldwell premises, to the West line of said N1/2 NE1/4 SE1/4 of Section 11; thence South 78 feet, more or less, to the point of beginning.**

The true and actual consideration for this conveyance is **\$179,000.00.**

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 1<sup>st</sup> day of April, 2016.

Maxine O. McCown

Maxine O. McCown

By: Darrell Joe Hook, her atty in fact  
Darrell Joe Hook, as her attorney in fact

State of Oregon } ss  
County of Klamath }

On this 1<sup>st</sup> day of April, 2016, before me, Debbie Sinnock a Notary Public in and for said state, personally appeared Darrell Joe Hook, as power of attorney for Maxine O. McCown, 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.

Debbie Sinnock

Notary Public for the State of Oregon

Residing at: Klamath

Commission Expires: 9-8-17

