



THIS SPACE RESERVED FOR

2017-013364

Klamath County, Oregon

11/20/2017 01:40:48 PM

Fee: \$47.00

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. 190529AM

STATUTORY WARRANTY DEED

Kip Ladd Schwanenberg and Sunny Lee Schwanenberg who acquired title as Yu Chih Lee, as Tenants by the Entirety,

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:

Lots 1 and 2 of Block 96 of Buena Vista Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Excepting that portion deeded to John L. Palmer and Evelyn K. Palmer, husband and wife, on June 20, 1980, by warranty deed legally described as follows:

Beginning at the Northeasterly corner of said Lot, thence Southwesterly along the North line of said Lot 1, 67.78 feet a point; thence leaving said North line South 29° 12' 30" East a distance of 124.44 feet more or less to a point on the Southerly line of said Lot 2; thence Northeasterly along the South line of said Lot 2 to the Southeast Corner of said Lot 2; thence Northwesterly along the East line of said Lot 1 and 2 to the point of beginning.

The true and actual consideration for this conveyance is \$182,000.00.

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 17th day of November, 2017.

Kip Ladd Schwanenberg
Kip Ladd Schwanenberg
Sunny Lee Schwanenberg
Sunny Lee Schwanenberg

State of Oregon } ss
County of Medford Jackson }

On this 17th day of November, 2017, before me, Erin Riley a Notary Public in and for said state, personally appeared Kip Ladd Schwanenberg and ~~Yvonne Lee~~, 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.

[Signature]
Notary Public for the State of Oregon
Residing at: Medford
Commission Expires: 9-7-2018

*Sunny Lee Schwanenberg

