

After Recording Return To
First American Title
2892 Crescent Ave.
Eugene, Oregon 97408



After recording return to:
Todd Levings and Denise Levings
75158 London Road
Cottage Grove, OR 97424

Until a change is requested all tax
statements shall be sent to the
following address:
Todd Levings and Denise Levings
75158 London Road
Cottage Grove, OR 97424

File No.: 7192-2995776 (JLS)
Date: February 26, 2018

THIS SPACE RESERVED FOR RECORDER'S USE

2018-004239

Klamath County, Oregon

04/09/2018 10:24:01 AM

Fee: \$57.00

STATUTORY WARRANTY DEED

Lucille J. Armitage, Trustee of the Lucille J. Armitage Living Trust, dated October 16, 1992 and Gene Kemper Hull, Grantor, conveys and warrants to Todd Levings and Denise Levings, Husband and Wife , 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:

See Exhibit "A"

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 **\$142,500.00**. (Here comply with requirements of ORS 93.030)

APN:

Statutory Warranty Deed
- continued

File No.: 7192-2995776 (JLS)

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 28th day of February, 2018.

Lucille J. Armitage Living Trust

Gene Kemper Hull

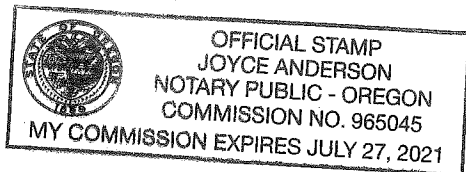
Lucille J. Armitage Trust
Lucille J. Armitage, Trustee

STATE OF Oregon)

)ss.

County of Lane)

This instrument was acknowledged before me on this 28th day of February, 2018
by Lucille J. Armitage as Trustee of Lucille J. Armitage Living Trust, on behalf of the Trust.



Notary Public for Oregon
My commission expires:

APN:

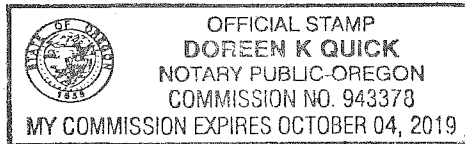
Statutory Warranty Deed
- continued

File No.: 7192-2995776 (JLS)

STATE OF Oregon)
County of umatilla) ss.

This instrument was acknowledged before me on this 6th day of March, 2018
by **Gene Kemper Hull**.

Doreen K Quick



Notary Public for Oregon
My commission expires:

EXHIBIT "A"
LEGAL DESCRIPTION

A Parcel of land situated in Section 1, Township 24 South, Range 6, East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pipe which is North 1339.92 feet and East 2347.05 feet from the Southwest corner of said Section 1; thence North $88^{\circ}16'$ East a distance of 85 feet to an iron pipe; thence North $03^{\circ}46'$ East to the centerline of Crescent Creek; thence Westerly along the centerline of Crescent Creek to a point that is North $10^{\circ}16'$ East of the point of beginning; thence South $10^{\circ}16'$ West to the point of beginning;

The above bearings are based on the centerline of the Crescent Lake Road as constructed and being South $61^{\circ}12'$ West at Station 65 as shown on Map B-51 filed in the office of the Klamath County Engineer.