

Adkins
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2021-009662

Klamath County, Oregon



00282370202100096620020026

06/21/2021 10:33:41 AM

Fee: \$87.00

After recording, return to:

Brandsness, Brandsness & Rudd, P.C.
Attorneys at Law
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:

Kevin O. Lepard and Rebecca R. L. Lepard
2100 Fairmount
Klamath Falls, OR 97601

Grantors:

Glenn C. Levernois and Kristine Marie Levernois
10516 NW Lacassel Crest Lane
Portland, OR 97229

Grantees:

Kevin O. Lepard and Rebecca R. L. Lepard
2100 Fairmount
Klamath Falls, OR 97601

BARGAIN AND SALE DEED

Glenn C. Levernois and Kristine Marie Levernois, as tenants by the entirety, Grantors, convey to Kevin O. Lepard and Rebecca R. L. Lepard, husband and wife, as tenants by the entirety, Grantees, their interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

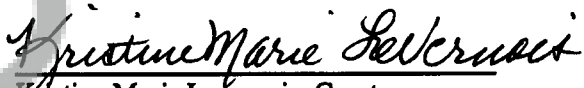
See Exhibit A, attached hereto and incorporated by this reference.

The true and actual consideration for this transfer is \$0.00.

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.

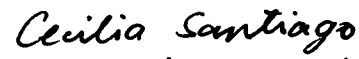
DATED this 16 day of June, 2021.


Glenn C. Levernois, Grantor


Kristine Marie Levernois, Grantor

STATE OF OREGON, County of Washington) ss.

Personally appeared before me this 16 day of JUNE, 2021, the above-named Glenn C. Levernois and Kristine Marie Levernois, Grantors, and acknowledged the foregoing instrument to be their voluntary act.


Cecilia Barrientos Santiago
Notary Public for Oregon
My Commission expires: May 9, 2025

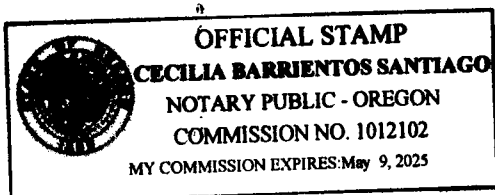


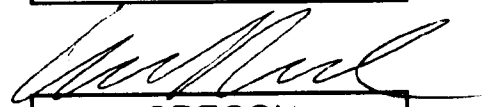
EXHIBIT A

An area of land in the Southwest 1/4 of Section 21, Township 38 South, Range 9 East, Willamette Meridian, Klamath County, Oregon. Being more particularly described as follows:

The southerly 30 feet of vacated Terrace Avenue, which inured thereto by vacation Ordinance No. 6085, recorded September 28, 1976 in Volume M76, page 15222, Microfilm Records of Klamath County, Oregon. Said southerly 30 feet being conveyed by means of equal proportion along Lots 1 through 12, Block 15 of the Mountain View Addition.

Containing 0.21 acres, more or less.

REGISTERED
PROFESSIONAL
LAND SURVEYOR



OREGON
JULY 11, 2019
ANDREW A. PAUL
84952

EXPIRES: 12/31/22