



2021-013432
Klamath County, Oregon
09/02/2021 10:51:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

William Levernier

755 Hanks St.

Klamath Falls, OR 97601

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

William Levernier

755 Hanks St.

Klamath Falls, OR 97601

File No. 486692AM

STATUTORY WARRANTY DEED

Melynda Lawrence, Trustee of the Lona Marie Primus Trust dtd 8/31/18,

Grantor(s), hereby convey and warrant to

William Levernier,

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:

Unit 33, Tract 1434, THE HARBOR ISLES GOLF COURSE CONDOMINIUM STAGE 17, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH the general and limited common elements pertaining thereto as provided in the Supplemental Declaration submitting State 17 of Harbor Isles Golf Course Condominium to Condominium Ownership, recorded October 6, 2004 in Volume M04, page 67645, Microfilm Records of Klamath County, Oregon. The land included within such property is described in Exhibit A to the Supplemental Declaration and such description is incorporated by this reference.

The true and actual consideration for this conveyance is \$317,500.00.

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:

2021-2022 Real Property Taxes, a lien not yet due and payable

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 1st day of Sept. 2021.

Lona Marie Primus Trust

By: Melynda Lawrence
Melynda Lawrence, Trustee

State of OR } ss.
County of Klamath }

On this 1st day of September, 2021, before me, Deborah Anne Sinnock, a Notary Public in and for said state, personally appeared **Melynda Lawrence**, known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Melynda Lawrence, Trustee of the Lona Marie Primus Trust dtd 8/31/18, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Deborah Anne Sinnock
Notary Public for the State of OR
Residing at: Klamath Co
Commission Expires: 7-29-25

