



2022-013830
Klamath County, Oregon
11/30/2022 10:40:01 AM
Fee: \$92.00

2022-013756
Klamath County, Oregon
11/29/2022 09:25:01 AM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Logan Koehler and Hillary Koehler
1320 Pacific Terrace
Klamath Falls, OR 97601

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

Logan Koehler and Hillary Koehler
1320 Pacific Terrace
Klamath Falls, OR 97601
File No. 570159AM

Re recorded at the request of AmeriTitle to correct Parcel 2. Replacing Lot 25, w/ Lot 24. Previously recorded in 2022-013756.

STATUTORY WARRANTY DEED

Glenn C. Levernois and Kristine Marie Levernois, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Logan Koehler and Hillary Koehler, 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:

Please see attached Exhibit "A"

The true and actual consideration for this conveyance is \$160,000.00.

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 21 day of November, 2022

Glenn C. Levernois

Kristine Marie Levernois
Kristine Marie Levernois

State of Oregon } ss
County of Washington }

On this 21 day of November, 2022, before me, Cynthia L. Krogh a Notary Public in and for said state, personally appeared Glenn C. Levernois and Kristine Marie Levernois, 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.

Notary Public for the State of Oregon
Residing at: Washington Co
Commission Expires: 9-30-25

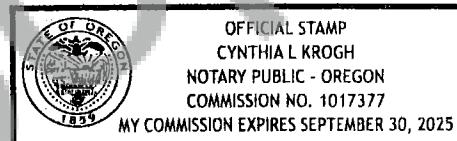


EXHIBIT "A"

PARCEL 1:

An area of land in the SW1/4 of Section 21, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County Oregon. Being more particularly described as follows:

Lots 1 through 12, Block 15, of MOUNTAIN VIEW ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM, that portion lying below the depth of 500 feet, as described in the Warranty Deed from Oregon California & Eastern Railway Company to Earle M. Le Vernois, M.D., P.C. recorded July 3, 1974 in Volume M74, Page 8233, Microfilm Records of Klamath County, Oregon.

TOGETHER WITH, that portion of vacated alley which inured thereto by vacation Ordinance No. 6085, recorded September 28, 1976 in Volume M76, page 15222, Microfilm Records of Klamath County, Oregon.

EXCEPTING THEREFROM, the Southerly 30 feet of vacated Terrance 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.

PARCEL 2:

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Lots 13 through 25, Block 15, of MOUNTAIN VIEW ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM that portion lying below a depth of 500 feet, as described in the Warranty Deed from Oregon California & Eastern Railway Company to Earle M. Le Vernois, M.D., P.C. recorded July 3, 1974 in Volume M74, page 8233, Microfilm Records of Klamath County, Oregon

TOGETHER WITH that portion of vacated Terrace Avenue and vacated alley which inured thereto by vacation Ordinance No. 6085, recorded September 28, 1976 in Volume M76, page 15222, Microfilm Records of Klamath County, Oregon.