

99 MAR 18 P3:29

MTC 47372-MS

WARRANTY DEED Vol. M99 Page 9678

SHERRI JOY WINCHELL,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
 TODD A. COVINGTON and KATHERINE E. COVINGTON, husband and wife,
 Grantee(s) and grantee's heirs, successors and assigns the following described
 real property, free of encumbrances except as specifically set forth herein in
 the County of KLAMATH and State of Oregon, to wit:

LOT 14 IN BLOCK 2 OF TRACT NO. 1145, NOB HILL, A RESUBDIVISION OF
 PORTIONS OF NOB HILL, IRVINGTON HEIGHTS, MOUNTAIN VIEW ADDITION AND
 ELDORADO HEIGHTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE
 OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

SUBJECT TO: all those items of record and those apparent upon the land, if
 any, as of the date of this deed and those shown below, if any:
 and the grantor will warrant and forever defend the said premises and every
 part and parcel thereof against the lawful claims and demands of all persons
 whomsoever, except those claiming under the above described encumbrances.

THIS INSTRUMENT WILL 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
 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST
 PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$ 149,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 87 RIDGECREST DRIVE, KLAMATH FALLS, OR 97601

Dated this 17th day of March, 1999

Sherri Joy Winchell
 SHERRI JOY WINCHELL

STATE OF Oregon

ss. March 17 1999

COUNTY OF Klamath

Personally appeared the above named Sherri Joy Winchell

and acknowledged the foregoing instrument to be her voluntary act.



Before me:

Marjorie A. Stuart
 Notary Public for Oregon

My commission expires 12-20-02

ESCROW NO. MT47372-MS

Return to:

TODD A. COVINGTON
 87 RIDGECREST DRIVE
 KLAMATH FALLS, OR 97601

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri title the 18th day
 of March A.D., 1999 at 3:29 o'clock P. M., and duly recorded in Vol. M99
 of Deeds on Page 9678

Liada Smith, County Clerk

FEE \$30.00

by Kathleen Rose