

200 OCT -3 PM 3:22

MT51772-KR
WARRANTY DEED

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VERN A. DEYARMIE,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

RAY D. COVINGTON and CHARLENE D. COVINGTON, husband and wife or the survivor thereof,

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

ACCT# 3810-2500-700

KEY# 455304

ACCT# 3810-2500-800

KEY# 455313

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 100,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 17139 HIGHWAY 140 EAST, DAIRY, OR 97625

Dated this 26th day of September 2000

⑦ Vern A. Deyarmie
VERN A. DEYARMIE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on September 26, 2000 by VERN A. DEYARMIE.



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2003

ESCROW NO. MT51772-KR

Return to:

RAY D. COVINGTON
17139 HIGHWAY 140 EAST
DAIRY, OR 97625

EXHIBIT "A"
LEGAL DESCRIPTION

That portion of the Easterly one-half of the Southeast quarter of Section 25, Township 38 South, Range 10 East, Willamette Meridian, Klamath County, Oregon, lying North of the Klamath Falls-Lakeview Highway State 140 right of way.

The Easterly 795 feet of that portion of the East half of the Southeast quarter of Section 25, Township 38 South, Range 10 East, Willamette Meridian, Klamath County, Oregon, which lies between the California-Oregon-Eastern Railway Company's right of way and the Klamath Falls-Lakeview Highway State 140 Right of Way.

State of Oregon, County of Klamath
Recorded 10/03/00, at 3:22 p. m.
In Vol. M00 Page 36246
Linda Smith,
County Clerk Fees \$ 26⁰⁰