



THIS SPACE RESERVED FOR RECORDER'S USE

**2013-006975**  
Klamath County, Oregon  
06/19/2013 03:20:31 PM  
Fee: \$42.00

After recording return to:

Carleton T. Coveny

3630 Flagler Avenue

Key West, FL 33040

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

Carleton T. Coveny

3630 Flagler Avenue

Key West, FL 33040

Escrow No. MT97447-CT

Title No. 0097447

SWD r.020212

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### STATUTORY WARRANTY DEED

**Charles Fred Bartels and Mary Kathleen Bartels, as tenants by the entirety,**

Grantor(s), hereby convey and warrant to

**Carleton T. Coveny and Mary Jo Coveny, 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:

Lot 1233, Tract 1440, RANCHVIEW ESTATES, FIRST ADDITION, according to the official plat thereof on file in the  
office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$190,000.00**.

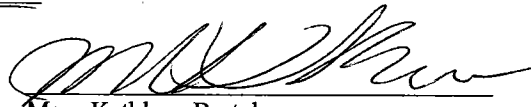
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this  
deed and those shown below, if any:

*Handwritten signature*

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.

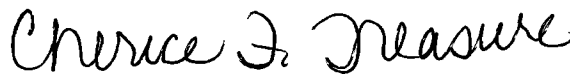
Dated this 17 day of June, 2013

  
Charles Fred Bartels

  
Mary Kathleen Bartels

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on June 17, 2013 by Charles Fred Bartels and Mary Kathleen Bartels.



(Notary Public for Oregon)

My commission expires 6/17/2016

