

2017-013401

Klamath County, Oregon



00213663201700134010050050

11/21/2017 08:03:40 AM

Fee: \$62.00

AFTER RECORDING RETURN TO:

Dan Eller  
Schwabe, Williamson & Wyatt, P.C.  
1211 S.W. Fifth Avenue, Suite 1700  
Portland, OR 97204-3795

UNTIL A CHANGE IS REQUESTED,  
ALL TAX STATEMENTS SHALL BE  
SENT TO:

Mark and Christine Fay, Trustees  
1674 ~~4662~~ Cove Point Road  
Klamath Falls, OR 97601

**STATUTORY WARRANTY DEED**

**Mark T. Fay, Trustee of the Mark T. Fay Revocable Living Trust dated March 13, 2008, and Christine Fay, Trustee of the Christine Fay Revocable Living Trust dated March 14, 2008, as equal undivided tenants in common, Grantors, convey and warrant to Sunset Valley, LLC, an Oregon Limited Liability Company, Grantees, the following described real property:**

SEE EXHIBIT A ATTACHED HERETO FOR LEGAL DESCRIPTIONS

This conveyance is made by Grantors and accepted by Grantees subject to the exceptions of record in Klamath County, Oregon, to the extent valid and subsisting and affecting the property conveyed.

The true consideration for this conveyance consists of or includes other property or other value given or promised.

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, 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.

Executed this 7 day of November, 2017.

1 – STATUTORY WARRANTY DEED (Klamath Falls, OR)

PDX\103730\121950\ASA\21703393.1

GRANTORS:

Mark T. Fay

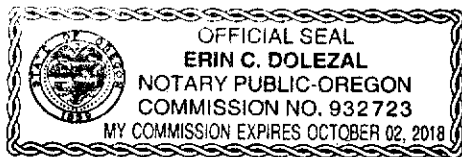
Mark T. Fay, Trustee of the Mark T. Fay Revocable  
Living Trust dated March 13, 2008

Christine Fay

Christine Fay, Trustee of the Christine Fay  
Revocable Living Trust dated March 14, 2008

STATE OF OREGON           )  
  ) ss.  
County of Klamath       )

This instrument was acknowledged before me this 7<sup>th</sup> day of  
November, 2017, by Mark T. Fay, Trustee of the Mark T. Fay Revocable  
Living Trust dated March 13, 2008.



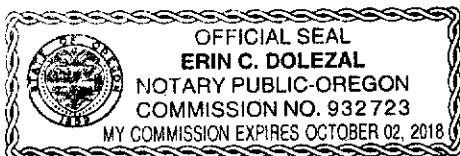
Erin C. Dolezal

NOTARY PUBLIC FOR OREGON

My Commission Expires: 10/02/2018

STATE OF OREGON           )  
  ) ss.  
County of Klamath       )

This instrument was acknowledged before me this 7<sup>th</sup> day of  
November, 2017, by Christine Fay, Trustee of the Christine Fay Revocable  
Living Trust dated March 14, 2008.



Erin C. Dolezal

NOTARY PUBLIC FOR OREGON

My Commission Expires: 10/02/2018

## EXHIBIT A

### LEGAL DESCRIPTIONS

- **APN 420869, commonly known as 1674 Cove Point Rd**

That portion of the SW1/4 SW1/4 of Section 1, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at an iron pin which lies West along the Section line a distance of 1,398.6 feet and North 4° 00' West a distance of 56.5 feet and North 58° 43' East a distance of 43.15 feet and North 18° 30' East a distance of 151.4 feet and North 7° 30' East a distance of 171.9 feet and North 1° 00' East a distance of 139.4 feet from the quarter section corner common to Sections 1 and 12, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and running thence North 50° 20' West a distance of 95.15 feet to an iron pin; thence North 48° 40' East a distance of 229.75 feet to an iron pin; thence South 50° 40' East a distance of 197.35 feet to an iron pin; thence South 17° 10' West a distance 224.2 feet to an iron pin; thence North 55° 40' West a distance of 224.9 feet, more or less, to the point of beginning, said tract being in Government Lot 3, Section 1, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM a parcel of land, more particularly described as follows:

Beginning at an iron pin which lies West along the Section line a distance of 1,398.6 feet and North 4° 00' West a distance of 56.5 feet and North 58° 43' East a distance of 43.15 feet and North 18° 30' East a distance of 151.4 feet and North 7° 30' East a distance of 171.9 feet and North 1° 00' East a distance of 139.4 feet and North 50° 20' West a distance of 60.15 feet from the quarter section corner common to Section 1 and 12, Township 38 South, Range 8 East of the Willamette Meridian in Klamath County, Oregon; thence North 50° 20' West a distance of 35 feet to an iron pin; thence North 48° 40' East a distance of 229.75 feet to an iron pin; thence South 50° 40' East a distance of 10 feet; thence South Westerly in a straight line to the point of beginning; in Government Lot 3, Section 1, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

- **APN 420896, commonly known as 1668 Cove Point Rd**

A tract of land situated in Government Lot 3, Section 1, Township 38 South, Range 8 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the Westerly line of Tract "D" of Cove Point, which lies West along the Section line a distance of 1153.1 feet and North 50°40' West 210.2 feet and North 18°30' East a distance of 30 feet from the iron pin which marks the quarter corner common to Sections 1 and 12, Township 38 South, Range 8 East of the Willamette

Meridian, in Klamath County, Oregon, and running thence: North 18°30' East, 56.7 feet, thence North 7°30' East, 88.7 feet; thence North 14°00' East, 65.65 feet; thence North 65°55' East, 22 feet, thence North 39°44' East 7.33 feet; thence North 76°44' East, 51.25 feet; thence South 78° 12' East, 61.09 feet; thence South 49°26' East, 84.23 feet; thence South 11°25' West 317.23 feet; thence North 50°57' West, 234.76 feet, more or less, to the point of beginning.

- **APN 420930, commonly known as 1662 Cove Point Rd**

Beginning at an iron pin which lies West along the section line a distance of 1398.6 and North 4 degrees 00' West a distance of 56.5 feet and North 64 degrees 07' West a distance of 42.2 feet and North 26 degrees 41' West a distance of 63 feet and North 19 degrees 22' West a distance of 150.8 feet from the iron pin which marked the quarter section corner common to Sections 1 and 12 Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and running thence: Continuing North 19 degrees 22' West a distance of 117.4 feet to an iron pin; thence North 63 degrees 23' East a distance 269 feet to an iron pin; thence South 28 degrees 30' East a distance of 48.7 feet to an iron pin; thence South 1 degree 00' West a distance of 69.1 feet to an iron pin; thence South 7 degrees 30' West a distance of 79.7 feet to an iron pin; thence South 79 degrees 17' West a distance of 217 feet, more or less, to the point of beginning, in Government Lot 3, Section 1 Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

AND beginning at an iron pin which lies West along the section line a distance of 1398.6 feet and North 4 degrees 00' West a distance of 56.5 feet and North 58 degrees 43' East a distance of 43.15 feet and North 18 degrees 30' East a distance of 151.4 feet and North 7 degrees 30' East a distance of 92.2 feet to an iron pin at the Southeast corner of that parcel deeded to James W. Pinniger and Dorothy C. Pinniger in Volume 207, page 149 of Deed Records of Klamath County, Oregon said point being the true point of beginning; thence South 79 degrees 17' West, 217 feet, along the South boundary of said Pinniger property, to an iron pin at the Southwest corner thereof; thence South 82 degrees 44' East 206.1 feet to a point; thence North 7 degrees 30' East 67.0 feet to the true point of beginning, all lying in Government Lot 3, Section 1, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

- **APN 420912, commonly known as 1656 Cove Point Rd**

A tract of land situated in Government Lot 3, Section 1, and Government Lots 3 and 4, Section 12, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at an iron pin on the section line which lies West along the Section line a distance of 1153.1 feet from the iron pin which marks the quarter section corner common to Sections 1 and 12, Township 38 South, Range 8 East of the Willamette Meridian in

Klamath County, Oregon; thence North 50° 40' West 210.2 feet to the true point of beginning; South 18° 30' West 67 feet; thence South 44° 00' West 208.1 feet; thence South 47° 06' East 261 feet; thence North 35° 41' East 124.5 feet; thence South 76° 09' East 16 feet; thence North 17° 45' East 33.8 feet; thence North 35° 41' East 97.4 feet; thence North 11° 25' East 56.47 feet; thence North 50° 57' West 234.76 feet; thence South 18° 30' West 30 feet to the point of beginning.

- **APN 895581 & 886869**

Parcel 1 of Land Partition 28-08, being a replat of Parcel 1, of "Land Partition 28-00" Situated in the NE ¼ NW ¼ SW ¼ and SE ¼ of Section 12, and the NE ¼ of Section 13, T38S, R8EWM, and recorded April 2, 2009, Volume 2009-004669, Klamath County, Oregon