

Returned at Counter

2019-010549

Klamath County, Oregon

After recording return to:

Ray D. Covington and Charlene D. Covington
17139 Highway 140 E
Klamath Falls, OR 97625



Grantors

WARRANTY DEED

09/11/2019 10:55:26 AM

Fee: \$87.00

Until a change is requested, all tax statements shall be sent to the following address:
Ray Covington and Charlene Covington, Trustees
Same as above

KNOW ALL MEN BY THESE PRESENTS, That Ray D. Covington and Charlene D. Covington, hereinafter called the grantors, for the consideration hereinafter stated, to grantor paid by Ray D. Covington and Charlene D. Covington, Trustees, of the Covington Family Living Trust hereinafter called the grantee, do hereby grant, bargain, sell and convey unto the said grantees and grantees' heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE INCOPORATED HEREIN.

Subject to: Covenants, conditions and/or easements, if any affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

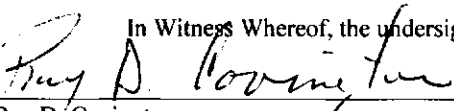
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES, 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 197.352


To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the undersigned grantors, have executed this instrument September 11, 2019.


Ray D. Covington
STATE OF OREGON, County of Klamath)ss.


Charlene D. Covington

On September 11, 2019, personally appeared the above named Ray D. Covington and Charlene D. Covington and acknowledge the foregoing instrument to be their voluntary act and deed.


Before me: 
Notary Public for Oregon
My Commission Expires, July 18, 2021



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.