



2019-013819

Klamath County, Oregon

11/26/2019 01:47:02 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Blake Covic and Jeannine Covic

4702 Weyerhaeuser Rd

Klamath Falls, OR 97601

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

Blake Covic and Jeannine Covic

4702 Weyerhaeuser Rd

Klamath Falls, OR 97601

File No. 330528AM

STATUTORY WARRANTY DEED

Cole B. Lewis and Jennifer L. Lewis, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Blake Covic and Jeannine Covic, 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:

Beginning at a point on the South line of the NW1/4 of the NE1/4 of Section 13, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, said point of beginning being the intersection of the Northerly line of Holiday Drive and the Westerly line of Third Street also know as the Weyerhaeuser County Road; thence South 41° 10' East along the Westerly line of said Third Street a distance of 100 feet; thence continuing along the Westerly line of Third Street along the arc of 321.0 foot radius curve to the right, the long chord of which curve bears South 28° 40' East 139.08 feet a distance of 140.19 feet; thence continuing along the Westerly line of Third Street, South 16° 10' East a distance of 30 feet to the point of beginning; thence North 89° 30' West a distance of 199.6 feet; thence North 70° 19' West to the Westerly line of vacated Fourth Street; thence Southerly along the Westerly line of said street to the Southeast corner of Lot 33, Block 21 of Vacated West Klamath; thence Southeasterly to the Southwest corner of Lot 8, Block 23 of Vacated West Klamath; thence Northeasterly along the Southerly line of said Lot to the Southeasterly corner of said Lot; thence Northwesterly along the Easterly line of Lots 8, 7, 6, 5, 4, 3, 2 and 1 to the Southeasterly corner of Lot 13, Block 22 of Vacated West Klamath; thence Northeasterly to the West line of Third Street, thence Northwesterly along said West line to the point of beginning.

EXCEPTING THEREFROM that portion lying Northwesterly of the following described line:

Beginning at a point on the South line of the NW1/4 of the NE1/4 of Section 13, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, said point of beginning being the intersection of the Northerly line of Holiday Drive and the Westerly line of Third Street also know as the Weyerhaeuser County Road; thence South 41° 10' East along the Westerly line of said Third Street a distance of 100 feet; thence continuing along the Westerly line of Third Street along the arc of 321.0 foot radius curve to the right, the long chord of which curve bears South 28° 40' East 139.08 feet a distance of 140.19 feet; thence continuing along the Westerly line of Third Street, South 16° 10' East a distance of 120.45 feet; thence continuing South 16° 58' 00" East, along the Westerly right of way line of said Third Street, 145.20 feet to the true point of beginning of said line; thence South 73° 02' 00" West 300.00 feet to the Westerly right of way line of said vacated Fourth Street to the terminus of said line.

The true and actual consideration for this conveyance is \$200,000.00.

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:

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 21 day of November 2019

Cole B. Lewis
Cole B. Lewis

Jennifer L. Lewis
Jennifer L. Lewis

State of Wyoming } ss
County of Converse }

On this 21 day of November, 2019, before me, Dodi Kayser a Notary Public in and for said state, personally appeared Cole B. Lewis and Jennifer L. Lewis, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Dodi Kayser
Notary Public for the State of Wyoming

Residing at: 123 N. 3rd. Douglas, WY. 82033
Commission Expires: 10-18-22

