

**2020-010725**

**Klamath County, Oregon**

**08/26/2020 03:07:00 PM**

**Fee: \$92.00**

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  
1674 Cove Point Road  
Klamath Falls, OR 97601

**STATUTORY WARRANTY DEED**

**Sunset Valley, LLC, an Oregon Limited Liability Company, Grantor, conveys and warrants to 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, 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 13<sup>th</sup> day of August, 20<sup>20</sup>~~18~~<sup>20<sup>20</sup></sup>

GRANTOR:

**Sunset Valley, LLC, an Oregon limited liability company**

**Mark T. Fay Revocable Living Trust dated March 13, 2008**

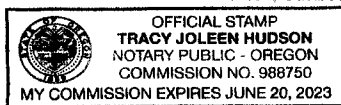
Mark T. Fay  
By: Mark T. Fay, Trustee  
Its: Member

**Christine Fay Revocable Living Trust dated March 13, 2008**

Christine Fay  
By: Christine Fay, Trustee  
Its: Member

STATE OF OREGON )  
County of Klamath ) ss.

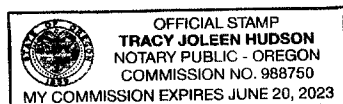
This instrument was acknowledged before me this 13<sup>th</sup> day of August, 20<sup>20</sup>~~18~~<sup>20<sup>20</sup></sup>  
by Mark T. Fay, Trustee of the Mark T. Fay Revocable Living Trust dated March 13, 2008,  
Member of the Grantor, Sunset Valley, LLC, an Oregon limited liability company.



Tracy Hudson  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: June 20, 2023

STATE OF OREGON )  
County of Klamath ) ss.

This instrument was acknowledged before me this 18<sup>th</sup> day of August, 20<sup>20</sup>~~18~~<sup>20<sup>20</sup></sup>  
by Christine Fay, Trustee of the Christine Fay Revocable Living Trust dated March 13, 2008,  
Member of the Grantor, Sunset Valley, LLC, an Oregon limited liability company.



Tracy Hudson  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: June 20, 2023

## EXHIBIT A

### LEGAL DESCRIPTION

- **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 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.