



2024-003291
Klamath County, Oregon
04/30/2024 09:41:02 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Stephen M. Feldberg and Emily Ann Feldberg
17139 Hwy 140 E
Dairy, OR 97625

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

Stephen M. Feldberg and Emily Ann Feldberg
17139 Hwy 140 E
Dairy, OR 97625
File No. 632475AM

STATUTORY WARRANTY DEED

Ray D. Covington and Charlene D. Covington, Trustees of the Covington Family Living Trust,
Grantor(s), hereby convey and warrant to

Stephen M. Feldberg and Emily Ann Feldberg, 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:

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.

The true and actual consideration for this conveyance is \$17,000.00.

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 25 day of April, 2024.

Covington Family Living Trust

Ray D. Covington
Ray D. Covington, Trustee

Charlene D. Covington, Trustee
Charlene D. Covington, Trustee

State of Oregon} ss.
County of Klamath}

On this 25 day of April, 2024, before me, Julie VanLeuven
a Notary Public in and for said state, personally appeared Ray D. Covington and Charlene D. Covington known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Covington Family Living Trust, and acknowledged to me that ~~he/she/they~~ executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Julie VanLeuven
Notary Public for the State of Oregon»
Residing at: Klamath County, Oregon
Commission Expires: 10-30-2027

