



THIS SPACE RESERVED FOR RECORDER'S USE

2025-004555  
Klamath County, Oregon  
06/13/2025 11:09:01 AM  
Fee: \$87.00

After recording return to:  
Nickole Barrington and Christopher  
Barrington  
5151 Cambridge Ct.  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be  
sent to the following address:  
Nickole Barrington and Christopher  
Barrington  
5151 Cambridge Ct.  
Klamath Falls, OR 97603  
File No. 1001174

STATUTORY WARRANTY DEED

Linda L. Alvey, Grantor(s), hereby convey and warrant to

Nickole Barrington and Christopher Barrington 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:


Lot 10 of REGENCY ESTATES - TRACT 1292, PHASE 1, according to the official plat thereof on  
file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$413,000.00.  
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:

Real property taxes due, if any, but not yet payable  
2024-2025 Real Property Taxes

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.

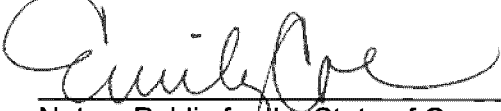
Dated: June 10, 2025

  
Linda L. Alvey

State of Oregon } ss  
County of Klamath }

On this 10 day of June , 2025, before me, Emily Jean Coe, a Notary Public in and for said state, personally appeared Linda L. Alvey , known or identified to me to be the person(s) whose name(s) is/~~are~~ subscribed to the within Instrument and acknowledged that ~~he~~/she/~~they~~ executed the 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.

  
\_\_\_\_\_  
Notary Public for the State of Oregon  
Residing at: Klamath Falls OR  
Commission Expires: 9/27/2025

