

2026-000670

Klamath County, Oregon

01/23/2026 08:32:01 AM

Fee: \$97.00

WHEN RECORDED RETURN TO:  
MAIL TAX STATEMENT TO:  
Covenant Acquisitions Group  
620 S 7th St Suite 1628  
Las Vegas, NV 89101

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**WARRANTY DEED**

THE GRANTOR(S),

- Noonan Michael, 7462 DARBY AVE, RESEDA, CA 91335,

for and in consideration of: 5200 and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Covenant Acquisitions Group, LLC, a Nevada Limited Liability Company with a mailing address of 620 S 7th St PMB 1628, Las Vegas, Nevada, 89101,

the following described real estate, situated in the County of KLAMATH, State of Oregon:

OREGON SHORES UNIT 2 TRACT 1113 BLK-21 LOT-35

R243686

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

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. 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 30.900, 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.

**Grantor Signatures:**

DATED 1/22/2026

Michael P Noonan  
Michael Noonan  
7462 DARBY AVE, RESEDA, CA 91335

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES, ss

This instrument was acknowledged before me on this 22<sup>nd</sup> day of January, 2026, by Noonan Michael.

1/22/2026  
PLEASE SEE  
ATTACHMENT  
FOR NOTARY

SEE Attachment

Notary Public  
Signature of person taking  
acknowledgment

SEE Attachment

Title (and Rank)

My commission expires 10/28/2029 →

PLEASE SEE  
ATTACHMENT  
FOR NOTARY 1/22/2026

PLEASE SEE  
ATTACHMENT  
FOR NOTARY 1/22/2026

**ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

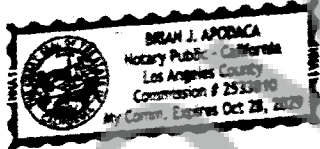
State of California Los Angeles,  
County of \_\_\_\_\_

On 1/22/2026, before me Brian J. Apodaca, public,  
(insert name and title of the officer)

personally appeared Michael Noonan,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal



Signature Brian J. Apodaca (Seal)