

68-927 Bth (119)

25472

WARRANTY DEED

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HERBERT COX, JR. and RITA D. COX, husband and wife, hereinafter called grantor, convey to JAMES H. MC CLAIN and PATRICIA G. MC CLAIN, husband and wife, all that real property situated in Klamath County, State of Oregon described as:

Lot 12 in Block 5 of BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the City of Klamath Falls, Klamath County, Oregon

and covenant that grantor is the owner of the above described property free of all encumbrances except reservations, restrictions, easements and rights of way of record and those apparent upon the land; 1968-69 taxes are now a lien but not yet payable; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$6,500.00.

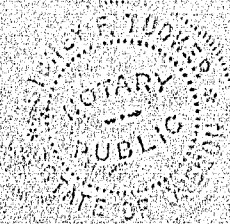
The foregoing recital of consideration is true as I verily believe.

Dated this 31 day of July, 1968.

Herbert Cox Jr.
Rita D. Cox

STATE OF OREGON)
County of Klamath) ss.
July 31, 1968.)

Personally appeared the above-named Herbert Cox, Jr. and Rita D. Cox, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:



Sidney F. Tucker
Notary Public for Oregon
My Commission expires: April 9, 1969

Return to
Tucker Real Estate
2440 S. 6th St.
City

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STATE OF OREGON,)
County of Klamath) ss.
Filed for record at request of
Transamerica Title Insurance Co.
on this 20 day of August, A.D. 19 68
at 2:20 o'clock PM, and duly
recorded in Vol. M-68 of Deeds
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Fee 1.50

DOROTHY ROGERS, County Clerk

Dorothy Rogers