FORM No. 9617 WARRANTY DEED (Individual or Corporate). STEVENS-NESS LAW PUB. CO. PORTLAND, ORE. Vol. M74 Page 9463

1-1-74

28-722C

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That TEDDY R. STORY and MELINDA J. STORY, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES ELY COX and ANNETTE BAUERNFEIND COX, husband and wife, *hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of* Klamath *and State of Oregon, described as follows, to-wit:*

A tract of land situated in the NE 1/4 of Section 28, Twp. 39 S., R. 10 E., W.M., Klamath County, Oregon, more particularly described as follows: Beginning at a point on the North line of said Section 28 S 89°54'41" E 827.90 feet from the North one-fourth corner of said Section 28; thence S 00°19'32" W 228 feet; thence continuing S 00°19'32" W 30.00 feet to a 5/8 inch iron pin; thence S 89°54'41" E 506.01 feet to the center line of the County Road; thence N 00°19'32" E along the center line of said road 258 feet, more or less, to a 1/2 inch iron pin on the North line of said Section 28; thence N 89°54'41" W 10.70 feet to a 5/8 inch iron pin marking the NE corner of the NW 1/4 of the NE 1/4 of said Section 28; thence continuing N 89°54'41" W 495.31 feet to the point of beginning.

SUBJECT TO: 1974-75 real property taxes which are now a lien, but not yet payable, and all future real property taxes and assessments; regulations, including levies, assessments, water & irrigation rights & easements for ditches & canals, of Klamath Irrigation District; reservations, restrictions, easements and rights of way of record, and those apparent on the land;

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as above set forth, and, TRUST DEED, dated 1/26/73, recorded 1/29/73 in Book M-73 at page 1043, Microfilm Records executed by Grantors herein to Trans-America Title Insurance Company, trustee for beneficiary U.S. National Bank of Oregon, which trust deed Grantees agree to pay *and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.*

The true and actual consideration paid for this transfer, stated in terms of dollars, is $ 50,000.00 *However, the actual consideration consists of or includes other property or value given or promised which is part of the*

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this day of July *, 19* 74; *if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.*

Teddy R. Story

Melinda J. Story

(If executed by a corporation, affix corporate seal)

Marlene T. Addington
Notary Public for Oregon
My commission expires

STATE OF OREGON,) ss.
County of Klamath)

August 1 *, 19* 74.

Personally appeared the above named TEDDY R. STORY and MELINDA J. STORY, husband and wife,

and acknowledged the foregoing instrument to be their *voluntary act and deed.*

Before me:
Marlene T. Addington
Notary Public for Oregon
My commision expires 3-21-77

(OFFICIAL SEAL)

STATE OF OREGON, County of) ss.
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Personally appeared *and who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of* *, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.*

Before me:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Teddy R. & Melinda J. Story

GRANTOR'S NAME AND ADDRESS

James Ely Cox & Annette Beavernfice Cox

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. James Ely Cox
5234 Soledad Road
San Diego, California 92109

NAME, ADDRESS, ZIP

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

U.S. National Bank
Commerce Mortgage Co.
P.O. Box 3347, Portland, OR. 97208

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,) ss.
County of)

I certify that the within instrument was received for record on the day of *, 19* *, at* *o'clock* *M., and recorded in book* *on page* *or as file/reel number* *Record of Deeds of said county.*

Witness my hand and seal of County affixed.

Recording Officer

By *Deputy*

Fee $3.00

AUG 2 11 01 AM 1974

STATE OF OREGON-STATE BOARD OF HEALTH

AUG 2 1974