

1-1-74

92974

WARRANTY DEED

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12194

KNOW ALL MEN BY THESE PRESENTS, That GLADYS ADA COX

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES LELAND COX and MARLENE Y. 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:

Beginning at the Southwest corner of Lot 65 of FAIR ACRES SUBDIVISION No. 1, according to the duly recorded plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence North along the West line of said Lot 65 a distance of 197.5 feet; thence East 60 feet; thence South 197.5 feet to the South line of said Lot 65; thence West along the South line of said Lot 65 a distance of 60 feet to the point of beginning.

Subject to contracts and/or liens for irrigation and/or drainage, reservations of record, 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 easements, restrictions, liens or encumbrances of record, or those apparent upon the land

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 \$ none. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.) 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 12 day of September, 1974; 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.

Gladys Ada Cox

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,) ss.
County of Klamath
September 12, 1974
Personally appeared the above named Gladys Ada Cox

and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:
(OFFICIAL SEAL) *John J. Shuck*
Notary Public for Oregon
My commission expires 4/24/77

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)

Mrs. Gladys A. Cox
5413 Shasta Way
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS
Mr. and Mrs. Charles Cox

After recording return to:
Blair M. Henderson, Attorney
325 Main Street
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

Mr. and Mrs. Charles Cox
5413 Shasta Way

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instrument was received for record on the 13 day of Sept, 1974, at 3:45 o'clock PM., and recorded in book M-74 on page 12194 or as file/reel number 92974
Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Wline
Recording Officer
Deputy

2.00