

1-1-74

WARRANTY DEED

25811

KNOW ALL MEN BY THESE PRESENTS, That Janice Lee Cox, formerly known as Janice Lee Willison

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Enver Bozgoz, Conservator of the Estate of Janice Lee Cox

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:

PARCEL 1

Lot 33 and the Easterly 11 feet of Lot 32 of ROSELAWN, SUBDIVISION OF BLOCK 70, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, Klamath County, Oregon

PARCEL 2

Lot 1 and the Easterly 8 feet of Lot 2 of ROSELAWN, SUBDIVISION OF BLOCK 70, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON,

The Northerly one-half of the Alley vacated which lies Southerly and adjacent to Lot 1 and the Easterly 8 feet of Lot 2 of Roselawn, Subdivision of Block 70, Buena Vista Addition to the City of Klamath Falls, Oregon,

(continued of reverse)

(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

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.)

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 February, 1977.

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.

(If executed by a corporation, affix corporate seal)

Janice Lee Cox formerly known as Janice Lee Willison

STATE OF OREGON, }
County of Klamath } ss.
February 22, 1977

Personally appeared the above named

Janice Lee Cox

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

Before me, *Bill Spier*
Notary Public for Oregon
My commission expires: 3-6-79

STATE OF OREGON, County of _____) ss.
Personally appeared _____, 19____

_____ 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: _____

Janice Lee Cox
813 Roseway Drive
Klamath Falls, Oregon 97601
Enver Bozgoz, Conservator of the Estate of Janice Lee Cox
260 Main Street
Klamath Falls, Oregon 97601

After recording return to:
Enver Bozgoz, Conservator of the Estate of Janice Lee Cox
260 Main Street,
Klamath Falls, Oregon 97601

Until a change is requested all tax statements shall be sent to the following address:
Enver Bozgoz, Conservator of the Estate of Janice Lee Cox
260 Main Street
Klamath Falls, Oregon 97601

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.

By _____ Recording Officer
Deputy

SPACE RESERVED
FOR
RECORDER'S USE

3164

All of the alley vacated lying North of the adjacent to Lot 33 and the Easterly 11 feet of Lot 32 of Roselawn, Subdivision of Block 70 Buena Vista Addition to the City of Klamath Falls, Oregon,

The Southerly one-half of the vacated alley lying North of and adjacent to the vacated portion of Oregon Avenue lying East of Lot 33.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

led for record at request of EVER BOZGOL ATTY
this 23rd day of FEBRUARY A. D. 1977 at 9:44 o'clock A.M., and
duly recorded in Vol. M 77, of DEEDS on Page 3163

FEE \$ 6.00

Wm D. MILNE, County Clerk

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