

1-1-74

72927

## WARRANTY DEED

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20271

KNOW ALL MEN BY THESE PRESENTS, That...Richard J. Cox and Lonie R. Cox

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Richard J. Cox and Teri K. 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:

Lot 1, Block 16, Klamath Falls  
Forest Estates, Highway 66 Unit,  
Plat No. 1,

as recorded in Klamath County, Oregon

(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

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 \$ Other than mon

① However, the actual consideration consists of or includes either property or value given or promised which is the whole consideration (indicate which) (The sentence between the symbols ①, 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 27<sup>th</sup> day of August, 1979;  
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)

Richard J. Cox  
Bernie R. Cox

STATE OF OREGON, )  
County of Klamath ) ss.  
August 27, 1979.

Personally appeared the above named  
Richard J Cox and Lonie R. Cox

and acknowledged the foregoing instru-  
ment to be their voluntary act and deed.

Before me: [Signature]  
(OFFICIAL SEAL)

*Notary Public for Oregon*

My commission expires: 9-18-79

STATE OF OREGON, County of.....) ss.

Personally appeared \_\_\_\_\_ and \_\_\_\_\_ who, being duly sworn, 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 be-  
half 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)

Richard J. and Lonie R. Cox  
Box 2870, MCCA  
Estes Park, CO 80517

Richard J. and Teri K. Cox  
944 Boston  
Ridgecrest, CA 93555

**After recording return to:**

Richard J. and Teri K. Cox  
944 Boston  
Ridgecrest, CA 93555

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

Richard J. and Teri K. Cox  
944 Boston  
Ridgecrest, CA 93555

STATE OF OREGON, }  
County of Klamath } ss.

I certify that the within instrument was received for record on the 27th day of August, 1979, at 9:21 o'clock A.M., and recorded in book M79 on page 20273 or as file/reel number 72927, Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Wm. D. Milne, Recording Officer  
By *James H. Nichols* Deputy

Fee \$3.50