

1-1-74

76456

WARRANTY DEED

Vol. 779 Page 25963

KNOW ALL MEN BY THESE PRESENTS, That GLENN COX and SHARI COX,
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JACK W. NEIPP

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:

The West 790 feet of Tract 70 of FAIR ACRES SUBDIVISION NO. 1, in the County of Klamath, State of Oregon.

- SUBJECT TO:
1. Taxes for the year 1979-80 are now a lien but not yet payable.
 2. Regulations, including levies, liens and utility assessment of the City of Klamath Falls.
 3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
 4. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
 5. Reservations and restrictions, including the terms and provisions thereof, as set forth in deed recorded May 12, 1934 in Deed Volume 103 at page 35 and deed recorded August 12, 1938 in Deed Volume 117

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 reservations, restrictions, rights-of-way, easements of record and those apparent upon the land AND AS HEREINABOVE SET FORTH

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 \$ 0.00

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 2nd day of November, 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.

Glenn Cox
Shari Cox

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of Klamath } ss.
November 2, 19 79

Personally appeared the above named
Glenn Cox and Shari Cox

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

Before me:
SEAL OF D. HAMMONDS
Notary Public for Oregon
My commission expires: 5/1/82

STATE OF OREGON, County of _____) ss.
_____, 19 _____

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 _____

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)

Mr. & Mrs. Glenn Cox
2958 Hope
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

Jack W. Neipp
4012 Homedale Road
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
Jack W. Neipp
4012 Homedale Road
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Jack W. Neipp
4012 Homedale Road
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

FILED for record at request of _____
 this 2nd day of November A. D. 19 79 at 4:21 o'clock P. M., on

 duly recorded in Vol. M79, of _____ Deeds

STATE OF OREGON, County of _____
 19____
 I, _____, personally appeared _____
 each for himself and not one for the other, and saw that the former is the
 president and chairman of the board of directors of _____
 secretary of _____
 a corporation,
 and that the said instrument is the foregoing instrument is the corporate
 of said corporation and that said instrument was signed and sealed in full
 faith and ratification of the board of directors and of the
 them acknowledged said instrument to be its voluntary act and deed.
 Test me this _____ day of _____, 19____
 Notary Public for Oregon
 My commission expires _____

[illegible]