

79150

MOUNTAIN TITLE COMPANY

WARRANTY DEED

MTC-8504-L

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462

KNOW ALL MEN BY THESE PRESENTS, That

James E. Cox and Annette B. Cox

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
MX Land and Livestock Corp.

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 17 and Lot 18 Block 44, First Addition To Klamath Forest Estate, according to the official plat thereof on file in the office of the County Clerk of 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 those stated above, or those apparent upon the land, if any, as of the date of this deed.

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 \$2,000.00. 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 7th day of January, 1980; 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)

James E. Cox

Annette B. Cox

STATE OF OREGON,

County of Klamath

January 8, 1980

ss.

STATE OF OREGON, County of \_\_\_\_\_ ss.

Personally appeared \_\_\_\_\_ and

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)

Personally appeared the above named JAMES E. COX and ANNETTE B. COX, husband and wife

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

Before me: *Archie L. Garrison*

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 6/19/83

Mr. and Mrs. James E. Cox

7990 Hill Road

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

MX LAND &amp; LIVESTOCK CORP

6516 Valhalla

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 9th day of January, 1980, at 3:03 o'clock P.M., and recorded in book M80 on page 462 or as file/reel number 79150. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Bernetha H. Heltsch Recording Officer Deputy

Fee \$3.50

MOUNTAIN TITLE COMPANY