

96276

WARRANTY DEED (INDIVIDUAL)

Vol. M 81 Page 3195

SIDNEE A. SMITH, hereinafter called grantor, convey(s) to
GEORGE J. COX, JR. and MELDA A. COX, husband and wife
 of Klamath, State of Oregon, described as:

Lot 3, Block 2, COUNTRY GARDENS, in the County of Klamath, State of Oregon.
 SUBJECT TO:

1. Regulations of the City of Klamath Falls,
2. Regulations of Klamath Irrigation District
3. Agreement between Henry E. Ankeny and the United States of America, recorded August 26, 1909 in Deed Volume 27 at Page 340, Deed Records of Klamath County, Oregon
4. Easement recorded March 20, 1951 in Book 246 at Page 30
5. Agreement recorded June 7, 1920 in Book 52 at Page 567
6. Restrictions as shown on the recorded plat
7. Variance of proposed protective covenants recorded in October 7, 1980 in Book M-80 at Page 19375.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as shown above

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 59,900.00 *

Dated this 30th day of January, 19 81.

Sidnee A. Smith
 SIDNEE A. SMITH

STATE OF OREGON, County of Klamath) ss.

January 30, 19 81 personally appeared the above named
SIDNEE A. SMITH and acknowledged the foregoing
 instrument to be her voluntary act and deed.

Before me:

Mary Ann Ayling
 Notary Public for Oregon

My commission expires: 11-16-84

The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
 If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

SIDNEE A. SMITH

TO

GEORGE J. COX, JR. and
MELDA A. COX

After Recording Return to:

Mr. and Mrs. George J. Cox, Jr.

6031 Logan
Klamath Falls, OR 97601

send tax statements to:

Dept of Veterans Affairs

STATE OF OREGON,)
) ss.

County of Klamath)

I certify that the within instrument was received for record
 on the 23 day of February, 1981,
 at 3:57 o'clock P.M. and recorded in book M81
 on page 3195 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn

County Clerk Title

By Bernetha H. Hetch Deputy