

WARRANT
MTC-15516K
KNOW ALL MEN BY THESE PRESENTS, That

WARRANTY DEED

CHARLES W. MADDOX, JR.

Page 16004
PRESENTS, That CHARLES W. MADDOX, JR.
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
JEFFREY L. COX and LEILA B. COX, not as tenants in common, but with
the right of survivorship
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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:
Tract 107 of PLEASANT HOMES TRACT NO. 2, according to the plat of said tract on file in the office of the
in the office of the

Tract 107 of PLEASANT HOMES TRACT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

MOUNTAIN TITLE COMPANY INC.
- continued on the reverse -

- continued on the reverse side of this deed -

To Have and to Hold the same unto the said grantee and to his heirs and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns forever, that said grantor is lawfully seized in fee simple of the above described premises, and that said grantor has no other interest in said premises, except as noted on the reverse hereof.

grantee is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as indicated on the reverse side of this deed and 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; and that the true and actual consideration paid for this transfer was the sum of \$100.00.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 44,350.00.

In Witness Whereof, the grantor has executed this instrument this 26th day of September, 2014, at Portland, Oregon.

In Witness Whereof, the grantor has executed this instrument this 30th day of September, 1985;
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.

OFFICIAL SEAL
E. R. McDONOLD

(If executed by a corporation, the name of the corporation and the name and title of each officer signing must be stated.)

(If executed by a co
affix corporate seal)



OFFICIAL SEAL
E. R. McDONOLD
NOTARY PUBLIC - CALIFORNIA
AMADOR COUNTY
My Comm. Expires Nov. 1, 1985

X *Charles W. Maddox Jr*
CHARLES W. MADDOX, JR.

STATE OF ~~OREGON~~ California,
County of Amador
September 26, 1985

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

Personally appeared

Personally appeared the above named
CHARLES W. MADDOX, JR.

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

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.

(OFFICIAL
SEAL)

Before me: ER McDonald
Notary Public for Oregon California
My commission expires: 11-1-85

Notary Public for Oregon
My commission expires:

(OFFICIAL
SEAL)

Charles W. Maddox, Jr.

P.O. Box 334
Jackson, CA 95642

GRANTOR'S NAME AND ADDRESS
Jeffrey L. Cox and Leila B. Cox
5109 Miller Ave.
Klamath Falls, OR 97602
GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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 _____ ss
I certify that the within instrument was received for record on the _____ day of _____, 19____, _____ o'clock _____ M., and recorded _____ book _____ on page _____ or as _____ /reel number _____

~~Record of Deeds of said county.
Witness my hand and seal of
County affixed.~~

~~Recording Officer~~
~~Deputy~~

MOUNTAIN TITLE COMPANY INC

- continued from the reverse side of this deed -

16005

SUBJECT TO:

1. Taxes for the fiscal year 1985-1986, a lien, not yet due and payable.
 2. City water use charges, if any, due to the City of Klamath Falls.
 3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
 4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
 5. Reservations as contained in deed recorded May 9, 1939 in Volume 122 at page 449, Deed Records of Klamath County, Oregon, Charles W. Miller to Ethel Gray, to wit: "To an easement for ditches and/or pipe lines to convey water for irrigation and domestic use for the benefit of adjoining property owners. To the restriction that no dwelling house shall be placed upon said land to cost less than \$1,000.00; that such dwelling shall be finished in a workmanlike manner; shall be painted outside, and shall be set back at least 30 feet from property line on street."
 6. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein,
 Dated: June 21, 1977
 Recorded: June 21, 1977
 Volume: M77, page 10927, Microfilm Records of Klamath County, Oregon
 Amount: \$19,200.00
 Grantor: Charles W. Maddox, Jr. and Sandra Lee Maddox, husband and wife
 Trustee: William L. Sisemore
 Beneficiary: Klamath First Federal Savings and Loan Association of Klamath Falls
- The Grantees named on the reverse of this deed hereby agree to assume and pay in full the above described Trust Deed and further agree to hold the Grantors named herein harmless therefrom.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
 of October A.D., 19 85 at 2:28 o'clock P M., and duly recorded in Vol. M85
 of Deeds on Page 16004

FEE \$9.00

Evelyn Biehn
 By _____

County Clerk

[Signature]