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70328

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That HENLEY LAND COMPANY, INC., an Oregon Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ALVIN A. COX and ROBIN D. COX, husband and wife, 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 3, Block 4, COUNTRY GREEN, in the County of Klamath, State of 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

SEE ATTACHED EXHIBIT "A"

and that 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 \$ 9,500.00. However, the actual consideration consists of or includes other property or value given or promised which 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 25<sup>th</sup> day of November, 1986; 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.

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.

STATE OF OREGON,

County of \_\_\_\_\_,

Personally appeared the above named \_\_\_\_\_

\_\_\_\_\_ and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of Klamath ) ss.  
November 25, 1986

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

Emily J. Bellm

\_\_\_\_\_ 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 \_\_\_\_\_

Henley Land Company, Inc.

\_\_\_\_\_ 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:

1-15-90

(If executed by a corporation, affix corporate seal)

Henley Land Company, Inc.

GRANTOR'S NAME AND ADDRESS

Alvin A. &amp; Robin D. Cox

GRANTEE'S NAME AND ADDRESS

After recording return to:

Alvin A. &amp; Robin D. Cox

6711 Waggoner Ct.

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

Alvin A. &amp; Robin D. Cox

same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

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/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_ Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

(OFFICIAL  
SEAL)

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## EXHIBIT "A"

## SUBJECT TO:

1. Restrictions as shown on the recorded plat.
2. Agreement between Oregon Water Corporation and Henley Land Co., Inc., recorded May 2, 1974 in Book M-74 at page 5514.
3. Covenants, easements and restrictions, recorded July 30, 1974 in Book M-74 at page 9272, amended June 30, 1975 in Book M-75 at page 7360, and Amended by Decree filed July 11, 1979 in Case #78-525E.
4. Subject to the assessment of Country Green Association, Inc.
5. Easement in favor of Pacific Power & Light Co., recorded August 15, 1974 in Book M-74 at page 9954.
6. Regulations, including levies, liens, assessments, rights of way and easements of South Suburban Sanitary District.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the \_\_\_\_\_ 13th \_\_\_\_\_ day  
 of \_\_\_\_\_ January \_\_\_\_\_ A.D., 19 87 at 11:43 o'clock \_\_\_\_\_ A. M., and duly recorded in Vol. \_\_\_\_\_ M87  
 of \_\_\_\_\_ Deeds \_\_\_\_\_ on Page 555

Evelyn Biehn County Clerk  
 By Bernetha H. Letch

FEE \$14.00