

OK

84052

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That MICHAEL L. SPENCER, CONSERVATOR OF THE ESTATE OF EDWARD H. BUCHHOLZ,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBBIE D. COX AND SHARON R. 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:

The Westerly one-half of Lots 1 and 2, Block 3 of DIXON ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

3809-28DC-500 - Account Number

(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 except those of record and apparent to the land as of the date of this instrument,

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 \$21,000.00. ~~HOWEVER, THE ABOVE CONSIDERATION DOES NOT INCLUDE ANY INTEREST IN THE PROPERTY OR VALUE GIVEN BY THE GRANTOR TO THE GRANTEE IN CONNECTION WITH THE TRANSFER OF THE PROPERTY.~~ (Indicate which) (The sentence between the symbols ①, 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 3 day of February, 1988; 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.

Michael L. Spencer, Conservator of the Estate of Edward H. Buchholz

STATE OF OREGON,

County of Klamath

February 3, 1988

Personally appeared the above named

Michael L. Spencer, Conservator of the Estate of Edward H. Buchholz

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

Before me:

OFFICIAL SEAL

Notary Public for Oregon

My commission expires: 8-31-91

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

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 _____, 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

Michael L. Spencer, Conservator of the Estate of Edward H. Buchholz
325 Main St., Suite 205 Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Robbie D. Cox and Sharon R. Cox
2228 Dixon Street
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

List recording return to:

KLAMATH FIRST FEDERAL S&LA
2943 SOUTH SIXTH STREET
KLAMATH FALLS, OREGON 97603
NAME, ADDRESS, ZIP

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

KLAMATH FIRST FEDERAL S&LA
2943 SOUTH SIXTH STREET
KLAMATH FALLS, OREGON 97603
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 4th day of February, 1988, at 9:37 o'clock A.M., and recorded in book/reel/volume No. M88 on page 1607 or as fee/file/instrument/microfilm/reception No. 84052, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By P. Ann Smith Deputy

Fee: \$10.00

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