

WARRANTY DEED - STATUTORY

The Estate of Boyd Mabry, acting through Rita Gillette, personal representative and PRISCILLA B. MABRY, a widow, acting through her duly appointed co-conservators Rita Gillette and Kathleen Eymann, GRANTOR, conveys and warrants to Thomas C. Cox and Barbara J. Cox, husband and wife, GRANTEE, the following described real property free of encumbrances except as specifically set forth herein:

property located in the County of Klamath, State of Oregon, to-wit:

A parcel of land containing 1.01 acres in gross area, lying North of Crescent Lake Cutoff Road, situate in the NE 1/4, SE 1/4, NE 1/4 of Section 25, Township 24S., Range 8E, W.M., Klamath County, Oregon, and more particularly described as follows:

Beginning at a point along the East line of said Section 25, from which N/16 Corner common to said Section 25 and Section 30 bears N 00° 06' 59" E; said point of beginning is witnessed by a #5 steel rod bearing S 89° 36' 33" W 30 feet;

Thence running along the East line of Section 25, S 00° 06' 59" W 200 feet to a point witnessed by a #5 steel rod bearing S 89° 36' 33" W 30 feet;

Thence along a line parallel with the N/16 line of Section 25, S 89° 36' 33" W 220 feet to a point, a #5 steel rod;

Thence along a line parallel with the East line of Section 25, N 00° 06' 59" E 200 feet to a point, a #5 steel rod;

Thence along a line parallel with the N/16 line of Section 25, N 89° 36' 33" E 220.00 feet to the point of beginning.

SUBJECT TO:

An access and utility easement of record, 30 feet in width lying along the East line of Section 25 leading from the South bound to the North bound hereof:

An access and utility easement of record, 30 feet in width lying along the East line of Section 25, leading from Crescent Lake Cutoff Road to the South bound hereof.

any easements or other encumbrances permitted or caused by Grantee since June 12, 1983.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 7,995.00 .

In construing this deed and where the context so requires, the singular includes the plural and generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and individuals.

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Land Use Statement: 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.

IN WITNESSETH WHEREOF, the Grantors have executed this instrument this March 30, 1989.

ESTATE OF BOYD C. MABRY

by Rita A. Gillette
Rita Gillette, Personal Representative, Grantor

PRISCILLA B. MABRY

by Rita A. Gillette
Rita Gillette, co-conservator

and by Kathleen P. Eymann
Kathleen Eymann, co-conservator, Grantor

Until further direction: send tax statements to Thomas C. Cox and Barbara J. Cox, 1327 NE Bear Creek, Bend, OR 97701

STATE OF OREGON)

County of Multnomah) ss.

On this date, personally appeared Rita Gillette, personal representative of the Estate of Boyd Mabry, and acknowledged the foregoing instrument to be her voluntary act and deed as personal representative.

March 30, 1989.

Archia A. Kawano
NOTARY PUBLIC for Oregon
My Commission expires: 8-17-90

STATE OF OREGON)

County of Multnomah) ss.

On this date, personally appeared Rita Gillette, duly appointed co-conservator for Priscilla B. Mabry, and acknowledged the foregoing instrument

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to be her voluntary act and deed as co-conservator.
March 30, 1989.

Barbara A. Jensen
NOTARY PUBLIC for Oregon
My Commission expires: 8-17-90

STATE OF OREGON)
County of COS) ss.

On this date, personally appeared Kathleen Eymann, duly appointed co-conservator for Priscilla B. Mabry and acknowledged the foregoing instrument to be her voluntary act and deed as co-conservator.

March 27, 1989.

NOTARY PUBLIC for Oregon
My Commission expires:

Barbara Jensen
BARBARA JENSEN
NOTARY PUBLIC - OREGON
My Commission Expires 8/24/90

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Stephen P. Forte the 17th day
of May A.D., 19 89 at 9:18 o'clock AM., and duly recorded in Vol. M89
of Deeds on Page 8530
FEE \$18.00
Evelyn Biehn County Clerk
By Pauline Mullins

Return: Stephen P. Forte
205 N.W. Franklin Ave.
Bend, Or. 97701

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