

23294 MTC #24650-K

WARRANTY DEED

Vol. m90 Page 24062

KNOW ALL MEN BY THESE PRESENTS, That CHARLES LELAND COX, JR. and KIMBERLEY KAYE COX, as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVID C. RENIE and KATHERINE L. RENIE, 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, the 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:

Lots 13 and 14 in Block 12 of ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## MOUNTAIN TITLE COMPANY

"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."

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 and the above granted premises, free from all encumbrances except all those of record and those apparent to the land as of the date of this deed

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 \$41,200.00

~~THE GRANTOR HEREBY WARRANTS AND FOREVER DEFENDS 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.~~

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 3rd day of December, 19 90; 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.

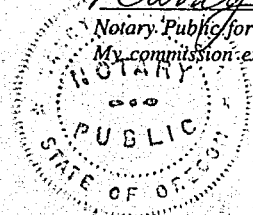
STATE OF OREGON, )  
County of Klamath ) ss.  
December 3, 19 90

Charles Leland Cox, Jr.  
Charles Leland Cox, Jr.  
Kimberley Kaye Cox  
Kimberley Kaye Cox

Personally appeared the above named \_\_\_\_\_  
Charles Leland Cox, Jr.  
and Kimberley Kaye Cox

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

Before me: Nancy McMillan  
Notary Public for Oregon  
My commission expires: 6/8/92



STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
The foregoing instrument was acknowledged before me this \_\_\_\_\_, 19 \_\_\_\_\_, by \_\_\_\_\_, president, and by \_\_\_\_\_, secretary of \_\_\_\_\_

a \_\_\_\_\_ corporation, on behalf of the corporation.

Notary Public for Oregon \_\_\_\_\_  
My commission expires: \_\_\_\_\_ (SEAL)

Leland and Kimberley Cox  
1770 Kane St  
Klamath Falls, OR 97603  
GRANTOR'S NAME AND ADDRESS

David and Katherine Renie  
4612 Thompson  
Klamath Falls, Or 97603  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
David and Katherine Renie  
4612 Thompson  
Klamath Falls, OR 97603  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
David and Katherine Renie  
4612 Thompson  
Klamath Falls, Or 97603  
NAME, ADDRESS, ZIP

STATE OF OREGON, \_\_\_\_\_ ss.  
County of Klamath

I certify that the within instrument was received for record on the 4th day of Dec., 19 90, at 1:22 o'clock P.M., and recorded in book M90 on page 24062 or as file/reel number 23294.  
Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Randine M. Nulander Deputy

Fee \$28.00