

OK

31224

WARRANTY DEED—STATUTORY FORM  
INDIVIDUAL GRANTOR

Vol. m91 Page 12341

THOMAS C. COX and BARBARA L. COX who acquired title as BARBARA J. COX

Grantor,

conveys and warrants to ANTONIA FENECH

Grantee, the following described real property free of encumbrances

except as specifically set forth herein situated in KLAMATH County, Oregon, to-wit:

SEE EXHIBIT A

TAX #2408-025AO-03000 &amp; M-121924

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The said property is free from encumbrances except THOSE SHOWN ON THE REVERSE SIDE IF ANY

The true consideration for this conveyance is \$ 16,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 25th day of June, 1991

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.

x Thomas C. Cox  
THOMAS C. COXx Barbara L. Cox  
BARBARA L. COX

STATE OF OREGON, County of Deschutes ) ss.

This instrument was acknowledged before me on June 25, 1991,  
by THOMAS C. COX BARBARA L. COXx Linda Sinclair  
Notary Public for Oregon

My commission expires 12/21/92

## WARRANTY DEED

THOMAS C. COX

GRANTOR

ANTONIA FENECH

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

ANTONIA FENECH

P.O. BOX 2344

LAPINE, OR 97739

NAME, ADDRESS, ZIP

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

SAME AS ABOVE S10028VV

NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.

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

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. Subject to a Memorandum of Pledge of Collateral, subject to the terms and provisions thereof, between Boyd C. Mabry and Priscilla Mabry to Donald S. Crane and Margaret Crane recorded June 6, 1983 in Volume M88, page 869, Microfilm Records of Klamath County, Oregon.
3. Subject to access and utility easements as created by instrument recorded in Volume M83, page 12581, Microfilm Records of Klamath County, Oregon and recorded in Volume M89, page 8530, Microfilm Records of Klamath County, Oregon.

"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 thereof;

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 boundary hereof.

4. Utility Easement and Agreement for Easement, subject to the terms and provisions thereof;  
Dated: October 10, 1983  
Recorded: November 2, 1983  
Volume: M83, page 18856, Microfilm Records of Klamath County, Oregon  
In favor of: Crescent Water Association  
For: Water line and related facilities
5. An Easement created by instrument, subject to the terms and provisions thereof,  
Dated: August 11, 1983  
Recorded: March 8, 1984  
Volume: M84, page 3794, Microfilm Records of Klamath County, Oregon  
In favor of: Midstate Electric Cooperative, Inc., a cooperative corporation  
For: Electric line right of way
6. Any improvement located upon the insured property, which constitutes a Mobile Home as defined by Chapter 801, Oregon Revised Statutes: in subject to registration under Chapters 803 and 820; and taxation as provided by Chapters 820 and 308 O.R.S.

SEARCHED	INDEXED
SERIALIZED	FILED
OCT 11 1983	
CLERK OF CLERK	
COUNTY OF KLAMATH	
STATE OF OREGON	

EXHIBIT "A"  
LEGAL DESCRIPTION

A parcel of land lying North of Crescent Lake Cutoff Road, situate in the NE1/4 SE1/4 NE1/4 of Section 25, Township 24 South, Range 8 East of the Willamette Meridian, 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 North 00 degrees 06' 59" East; said point of beginning is witnessed by a #5 steel rod bearing South 89 degrees 36' 33" West 30 feet; thence running along the East line of Section 25, South 00 degrees 06' 59" West, 200 feet to a point witnessed by a #5 steel rod bearing South 89 degrees 36' 33" West, 30 feet; thence along a line parallel with the N/16 line of Section 25, South 89 degrees 36' 33" West, 220 feet to a point, a #5 steel rod; thence along a line parallel with the East line of Section 25, North 00 degrees 06' 59" East, 200 feet to a point, a #5 steel rod; thence along a line parallel with the N/16 line of Section 25, North 89 degrees 36' 33" East, 220.00 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 27th day  
of June A.D., 19 91 at 2:23 o'clock P M., and duly recorded in Vol. M91  
of Deeds on Page 12341.

FEE \$38.00

Evelyn Biehn, County Clerk

By O. Eugene Mulvender