

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That STEPHEN J. SCHELLE, as receiver under Klamath County Circuit Court Case No. 85-619DI and STEPHEN J. SCHELLE, as an individual hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD L. COX and DEBRA J. 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, 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:

SEE EXHIBIT "A" ATTACHED WHICH IS MADE A PART BY THIS REFERENCE

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 and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930."

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 those of record and those apparent upon the land, if any, as 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 \$22,000.00

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 26 day of September, 1994; 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

September 26, 1994

Personally appeared the above named STEPHEN J. SCHELLE, as receiver

under Klamath County Circuit Court case No. 85-619DI and STEPHEN J. SCHELLE

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

Before me:

Jessica Whitlatch

Notary Public for Oregon

My commission expires: 11/7/97

OFFICIAL SEAL
JESSICA WHITLATCH
NOTARY PUBLIC - OREGON
COMMISSION NO. 029491
MY COMMISSION EXPIRES NOV 07, 1997

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)

STEPHEN J. SCHELLE

P.O. Box 823

CHILOQUIN, OR 97624

GRANTOR'S NAME AND ADDRESS

RICHARD L. COX & DEBRA J. COX

P.O. Box 879

Chiloquin OR 97624

GRANTOR'S NAME AND ADDRESS

RICHARD L. COX AND DEBRA J. COX

P.O. Box 879

Chiloquin OR 97624

NAME, ADDRESS, ZIP

RICHARD L. COX & DEBRA J. COX

P.O. Box 879

Chiloquin OR 97624

NAME, ADDRESS, ZIP

SPACE RESERVED

FOR

RECORDERS USE

STATE OF OREGON,

ss.

County of

I certify that the within instrument was

received for record in the

day of, 19,

at o'clock M., and recorded

in book on page or as

file/reel number

Record of Deeds of said county.

Witness my hand and seal of County

affixed.

By Recording Officer Deputy

30531

EXHIBIT "A" LEGAL DESCRIPTION

Lot 14, Block 2, WOODLAND PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH an undivided 1/88th interest in the following described land: 2 parcels situated in Lots 1 and 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

PARCEL A

Beginning at the Northwest corner of said Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and running thence along the North line of said Section North 89 degrees 42' 15" East 400.0 feet; thence South 62.42 feet; thence South 46 degrees 57' 20" West 408.82 feet to the Northeasterly bank of the Williamson River; thence following said river bank North 37 degrees 53' 20" West 136.90 feet; thence North 16 degrees 33' West 60.98 feet to the West line of Section 15; thence Northerly on said Section line 172.92 feet to the point of beginning.

PARCEL B

Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and running thence North 89 degrees 42' 15" East 400.0 feet along the North line of said Section 15; thence South 62.42 feet; thence South 50 degrees 43' 50" East 453.16 feet; thence South 76 degrees 17' 30" East 886.79 feet to the true point of beginning of this description; thence South 35 degrees 56' 30" West 446.55 feet to a point on the Northeasterly bank of the Williamson River; thence South 45 degrees 32' 20" East 84.00 feet; thence North 44 degrees 52' 10" East 411.58 feet; thence North 34 degrees 25' 40" West 156.01 feet, more or less, to the true point of beginning of this description.

STATE OF OREGON: COUNTY OF KLAMATH: ss

Filed for record at request of Mountain Title Co the 29th day
of Sept A.D. 19 94 at 2:58 o'clock A. M., and duly recorded in Vol. M94
of Dada on Page 30530
By Evelyn Biehn County Clerk
Caroline Mullendore

FEE \$35.00