

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS That ROY L. HERRING and JOSEPHINE MARIE HERRING, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grant or paid by GLEN DALE COX and NANCY LYNN 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

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 \$167,900.00. The above is the only consideration given for the above described premises and no other consideration shall be deemed to have been given for the above described premises.

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 31 day of October, 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 ss. October 31, 1994

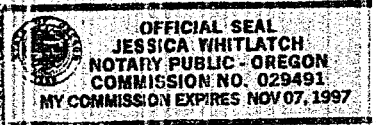
Roy L. Herring JOSEPHINE MARIE HERRING

Personally appeared the above named ROY L. HERRING JOSEPHINE MARIE HERRING

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

Before me: Jessica Whitlatch Notary Public for Oregon My commission expires: 11/7/97

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)

| |
|---|
| ROY L. HERRING and JOSEPHINE MARIE HERRING |
| 5014 Mazama Dr. |
| Klamath Falls OR 97603 |
| GRANTOR'S NAME AND ADDRESS |
| GLEN DALE COX and NANCY LYNN COX |
| 7915 Gearhart |
| Klamath Falls OR 97601 |
| GRANTEE'S NAME AND ADDRESS |
| After recording return to: |
| GLEN DALE COX and NANCY LYNN COX |
| 7915 Gearhart |
| Klamath Falls OR 97601 |
| NAME, ADDRESS, ZIP |
| Until a change is requested all notices shall be sent to the following address: |
| GLEN DALE COX and NANCY LYNN COX |
| 7915 Gearhart |
| Klamath Falls OR 97601 |
| 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 on page or as file/reel number Record of Deeds of said county. Witness my hand and seal of County affixed. Recording Officer Deputy

33872

EXHIBIT "A" **LEGAL DESCRIPTION**

Lot 5, Block 4, TRACT NO. 1002, LA WANDA HILLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING the Southern portion, more particularly described as follows:

Beginning at a 5/8 inch iron pin marking the most Southern corner of said Lot 5; thence North 00 degrees 01' 20" East, along the West line of said Lot 5, 423.70 feet to a 1/2 inch iron pin; thence South 69 degrees 22' 33" East, 325.42 feet to a 1/2 inch iron pin on a point on curve of the Northerly right of way line of Gearhart Street from which the radius point of said curve bears North 68 degrees 19' 09" West, 248.85 feet; thence along the arc of a 248.85 feet radius curve to the right (Delta = 26 degrees 19' 09"); Long Chord = South 34 degrees 50' 25" West, 113.31 feet; 114.31 feet to a 5/8 inch iron pin at the end of curve; thence South 48 degrees 01' 00" West, 322.92 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH ss.

Filed for record at request of Mountain Title Co the 1st day
of Nov A.D. 19 94 at 3:27 o'clock P M., and duly recorded in Vol. M94,
of Deeds on Page 33871

FEE \$35.00

Evelyn Biehn, County Clerk

By Debra S. Muldore