

## WARRANTY DEED

JOHN EDWARD COX and GLADYS MARY COX

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:

OREGON.

*"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."*

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 \$ 5,000.00

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 27 day of January, 1995; 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.

County of Johnson  
June 4, 1995

JOHN EDWARD COX  
GLADYS MARY COX

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

Notary Public for Oregon  
My commission expires:

OFFICIAL SEAL  
C MC DONALD  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 031148  
MY COMMISSION EXPIRES JAN 23 1936

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)

JOHN EDWARD COX and GLADYS MARY COX  
BOX 1372  
JACKSONVILLE, OR 97530  
GRANTOR'S NAME AND ADDRESS  
THEODORE H. GEHRMAN and MURIEL F. GEHRMAN  
72 EULALONA COURT  
KLAMATH FALLS, OR 97601  
GRANTEE'S NAME AND ADDRESS  
After recording return to:  
THEODORE H. GEHRMAN and MURIEL F. GEHRMAN  
72 EULALONA COURT  
KLAMATH FALLS, OR 97601  
NAME, ADDRESS, ZIP  
Until a change is required all the statements shall be sent to the following address.  
THEODORE H. GEHRMAN and MURIEL F. GEHRMAN  
72 EULALONA COURT  
KLAMATH FALLS, OR 97601  
NAME, ADDRESS, ZIP

STATE OF OREGON.

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County of Klamath

I certify that the within instrument was received for record on the 20th day of Jan., 1995, at 1:40 o'clock P. M., and recorded in book M25 on page 1402 or as file/rel. number 93798.  
Record of Deeds of said county.

Witness my hand and seal of County  
affixed.

Bernetha G. Letsch, County Clerk

**Recording Officer**

By Pauline Mueller Deputy

Fee \$30.00

**MOUNTAIN TITLE COMPANY**