

## 10-10-95A10:18 RCVD

After recording return to grantee herein. Until a change is requested send all tax statements to grantee herein.

Vol. m95 Page 27220 KEY TITLE NO: K-48475 ESCROW NO: 27-23723 TAX ACCT. NO: 150384 MAP NO: 24-08-36-DC-02300

GRANTEE'S NAME AND ADDRESS:

THOMAS C.	COX		
PO BOX 33	86		
LAKEVIEW,	OR	97630	
	-		

WARRANTY DEED -- STATUTORY FORM (INDIVIDUAL or CORPORATION)

ELLA SUSAN FLURY, an individual Grantor,

conveys and warrants to:

THOMAS C. COX and LISA M. COX, husband and wife, Grantee,

the following described real property free of encumbrances except as specifically set forth herein:

COMMENCING AT THE ONE-QUARTER CORNER BETWEEN SECTION 36, TOWNSHIP 24 SOUTH, RANGE 8 E.W.M., AND SECTION 1 OF TOWNSHIP 25 SOUTH, RANGE 8 E.W.M., AND RUNNING NORTH 0°32' EAST FOR 881.76 FEET; THENCE SOUTH 89°15' EAST A DISTANCE OF 1008.2 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89° 15' EAST A DISTANCE OF 260 FEET; THENCE NORTH 24°52' EAST A DISTANCE OF 131.48 FEET; THENCE NORTH 89° 15' WEST A DISTANCE OF 313.72 FEET; THENCE SOUTH 0°45' WEST A DISTANCE OF 120.0 FEET TO THE POINT OF BEGINNING. SAVING AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE LIMITS OF THE DALLES CALIFORNIA HIGHWAY RIGHT OF WAY

SUBJECT TO:

1. TAXES FOR 1995-96 ARE NOW A LIEN BUT NOT YET PAYABLE.

2. RESERVATIONS AND RESTRICTIONS CONTAINED IN DEED FROM ORA F. BLAY, A WIDOWER, TO THE STATE OF OREGON BY AND THROUGH ITS STATE HIGHWAY COMMISSION, DATED DECEMBER 13, 1951, RECORDED DECEMBER 15, 1951, IN VOLUME 251 PAGE 525, DEED RECORDS OF KLAMATH COUNTY, 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.

The true consideration for this conveyance is \$53,000.00 . However, if the actual consideration consists of or includes other property or other value given or promised, such other property or value was part of the/the whole of the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of Directors.

4th day of October, 1995. wan Elury Dated this

GRANTOR (S) : a) ELLA SUSAN FLUE

STATE OF OREGON, County of Douglas

This instrument was acknowledged before me on <u>October 4</u>, 1995, by \_\_\_\_\_ELLA SUSAN FLURY

forma of Bi leis Notary Public for Oregon



My commission expires: 9-19-96

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STATE OF OREGON: COUNTY OF KLAMATH : SS.

Filed for	record at request of	Klamath	County	Title Compa	ny	the	10th	day
of	October	A.D., 19 <u>95</u> at	10:18	o'clock	A M., and duly re	corded in	VolM95	duy
	0	f <u>Deeds</u>	· · · · · · · · · · · · · · · · · · ·		on Page <u>27220</u>	. <u> </u> •		
FEE	\$30.00	•		Ву	Bernetha G. Annette	Letsch, C	ounty Clerk	

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