

8040

10-23-95P03:54 RCVD

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## WARRANTY DEED

MTC 36416ms

DONALD M. TAYLOR AND SUSAN LEIGH TAYLOR, SUCCESSOR TRUSTEES OF THE ERNEST AND DAISY PLUMLEE LIVING TRUST, 1992,  
 Grantor(s) hereby grant, bargain, sell and convey  
 LARRY D. COX and TERRI F. COX, husband and wife,  
 Grantee(s) and grantee's heirs, successors and assigns the following described  
 real property, free of encumbrances except as specifically set forth herein in  
 the County of Klamath and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE  
 SUBJECT TO: all those items of record and those apparent upon the land, if  
 any, as of the date of this deed and those shown below, if any:  
 and the 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.

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 and actual consideration for this conveyance is \$ 29,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
 following address: P.O. BOX 769, MERRILL, OR 97633

Dated this 10th day of October, 1995

Donald M. Taylor  
 DONALD M. TAYLOR, SUCCESSOR TRUSTEE

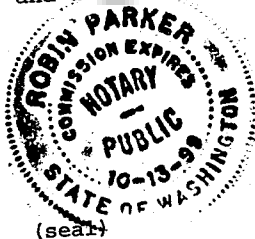
Susan Leigh Taylor  
 SUSAN LEIGH TAYLOR, SUCCESSOR TRUSTEE

## NOTARY ACKNOWLEDGEMENT

STATE OF Washington SS. 10-19 19 95  
 COUNTY OF King

Personally appeared the above named Donald M. Taylor  
and Susan Leigh Taylor

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Robin Parker

Notary Public for \_\_\_\_\_

My commission expires 10-13-99

Return to:

LARRY D. COX  
 P.O. BOX 769  
 MERRILL, OR 97633

EXHIBIT "A"  
LEGAL DESCRIPTION

A tract of land having a frontage on the highway of 56 feet and a depth of 200 feet and further described as follows, to wit:

Beginning at a point on the section line 1,203.94 feet West of the quarter corner between Sections 1 and 12 in Township 41 South, Range 10 East, Willamette Meridian; thence South 200 feet; thence West 56 feet; thence North 200 feet thence East 56 feet to the place of beginning, subject to right of way for said highway; and also, beginning at an iron pin which lies on the South right of way line of the Klamath Falls-Malin Highway and which iron pin is West 1,203.94 feet along the Section line and South 40 feet from the iron pin which marks the quarter corner common to Sections 1 and 12 Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; and running thence South 125 feet to an iron pin, thence East 6 feet, thence North 125 feet, thence West 6 feet to the point of beginning, in Lot 3, Section 12, Township 41 South, Range 10 East of the Willamette Meridian.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 23rd day  
of October A.D., 1995 at 3:54 o'clock P M., and duly recorded in Vol. M95,  
of Deeds on Page 28914.

FEE \$35.00

By Bernetha G. Letsch County Clerk  
Annette Mueller