

MTC36360MS

## WARRANTY DEED

CHARLES L. COX and MARLENE Y. COX, as tenants by the entirety,  
 Grantor(s) hereby grant, bargain, sell and convey  
 JUSTIN R. AZEVEDO and DANA M. AZEVEDO, 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:

THE WEST 1/2 OF THE WEST 1/2 OF TRACT 19 IN GIENGER'S HOME TRACTS,  
 TOGETHER WITH THE SOUTHERLY ONE-HALF OF THE VACATED ALLEY ADJOINING ON  
 THE NORTH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE  
 OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

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 \$ 70,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
 following address: 2763 HOPE STREET, KLAMATH FALLS, OR 97603

Dated this 20th day of October, 1995.

Charles L. Cox  
 CHARLES L. COX

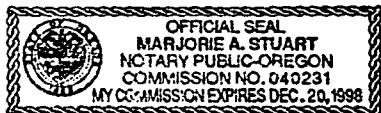
Marlene Y. Cox  
 MARLENE Y. COX

## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. October 20 19 95  
 COUNTY OF Klamath

Personally appeared the above named Charles L. Cox and Marlene Y. Cox

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Marjorie Stuart  
 Notary Public for Oregon

My commission expires 12-20-98

(seal)

STATE OF OREGON.  
 County of Klamath ss.

Filed for record at request of:

Return to:

JUSTIN R. AZEVEDO  
 2763 HOPE STREET  
 KLAMATH FALLS, OR 97603

Mountain Title Company  
 on this 25th day of October A.D. 19 95  
 at 11:35 o'clock A M. and duly recorded  
 in Vol. M95 of Deeds Page 29099  
 Bernetha G. Letsch County Clerk  
 By Annette Mueller  
 Deputy.

Fee. \$30.00

10-25-95A11:35 RCVD