

MTC 36485 DS

## WARRANTY DEED

ERNEST F. MUELLER and DOLORES D. MUELLER, as tenants by the entirety,  
 Grantor(s) hereby grant, bargain, sell and convey  
 CHARLES L. COX, SR. and MARLENE Y. 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:

Lot 1 in Block 15 of ORIGINAL TOWN OF MERRILL, 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 \$ 69,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
 following address: 332 Clay St. Merrill, OR 97633

Dated this 24 day of October, 1995

Ernest F. Mueller  
 ERNEST F. MUELLER

Dolores D. Mueller  
 DOLORES D. MUELLER

## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. October 19 95  
 COUNTY OF Klamath

Personally appeared the above named Ernest F. Mueller +  
Dolores D. Mueller

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Dawn Schooker  
 Notary Public for Oregon

My commission expires 12/20/98

STATE OF OREGON.  
 County of Klamath ss.

Filed for record at request of:

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 29108

Bernetha G. Letsch County Clerk

By Annette Mueller

Deputy.

Fee, \$36.00

Return to:

CHARLES L. COX, SR.

332 Clay St.  
 Merrill, OR. 97633

10-25-95 11:35 RCVD