



## WARRANTY DEED

#03043950

AFTER RECORDING RETURN TO:

PATRICIA A. BLACKWELL

331 Pacific Avenue  
Klamath Falls, OR 97601UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

LARRY G. COX and NANCY L. COX, who acquired title as NANCY L. GARLICK, hereinafter called GRANTOR(S), convey(s) to PATRICIA A. BLACKWELL, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

The W 1/2 of Lots 5 and 6, Block 4, DIXON ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

Code 1 Map 3809-28DC TL 2400

"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 30.390."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$70,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 2nd day of January, 1996.

Larry G. Cox  
LARRY G. COXNancy L. Cox  
NANCY L. COX

STATE OF OREGON, County of Klamath)ss.

On this 4th day of January, 1996,

Personally appeared the above named LARRY G. COX and NANCY L. COX and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My Commission Expires: January 31, 1998



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title the 9th day of Jan A.D., 19 96 at 11:16 o'clock A M., and duly recorded in Vol. M96 of Deeds on Page 682.

FEE \$30.00

By Bernetha G. Vetsch County Clerk  
Dynette Shirley