

24265

MTC39250KR

WARRANTY DEED

Vol. M96 Page 27554

DEE
FRANKLIN/D. AKINS and NINA J. AKINS, husband and wife,
Grantor(s) hereby grant, bargain, sell and convey to:
FRED L. COX,

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 North half of Lot 7 in Block 1 of HOME ACRES, 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 \$ 32,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: P.O. BOX 875, KLAMATH FALLS, OR 97601

Dated this 3rd day of September, 1996

Franklin D. Akins
FRANKLIN D. AKINS
DEE

Nina J. Akins
NINA J. AKINS

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON SS. September 3 19 96
COUNTY OF KLAMATH
Personally appeared the above named _____
FRANKLIN DEE AKINS & NINA J. AKINS

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Kristi L. Redd

Notary Public for OREGON

My commission expires 11/16/99

(seal)

ESCROW NO. MT39250-KR

Return to:

FRED L. COX
P.O. BOX 875
KLAMATH FALLS, OR 97601

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

AmeriTitle

on this 4th day of Sept A.D. 19 96
at 11:49 o'clock A.M. and duly recorded
in Vol. M96 of Deeds Page 27554

Bernetha G Letsch, County Clerk

By [Signature] Deputy.

Fee, \$30.00

96 SEP -4 AM 1:49