

MTC39369MS

WARRANTY DEED

ALVIN A. COX and ROBIN D. COX, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey to:
KRISTA A. GOLLNICK AND RUSSELL M. WARD, AS WIFE AND HUSBAND,
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 6 IN BLOCK 7 OF MOUNTAIN LAKES HOMESITES, TRACT 1017, 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 \$ 68,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 32610 MOUNTAIN LAKES DRIVE, KLAMATH FALLS, OR 97601

Dated this 25th day of September, 19 96

Alvin A. Cox
ALVIN A. COX

Robin D. Cox
ROBIN D. COX

NOTARY ACKNOWLEDGEMENT

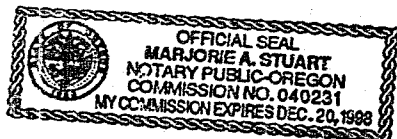
STATE OF Oregon

COUNTY OF Klamath

SS. September 25 19 96

Personally appeared the above named Alvin A. Cox and Robin D. Cox

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Marjorie A. Stuart
Notary Public for

My commission expires

ESCROW NO. MT39369-MS

Return to:

KRISTA A. GOLLNICK
32610 MOUNTAIN LAKES DRIVE
KLAMATH FALLS, OR 97601

STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

AmeriTitle
on this 1st day of October A.D. 19 96
at 11:52 o'clock A.M. and duly recorded
in Vol. 996 of Deeds Page 31094
Bernetha G. Letsch, County Clerk
By Kathleen Ross
Fee, \$30.00 Deputy.