

## WARRANTY DEED

MTC 39484LW

TERESA L. PETZNICK,

Grantor(s) hereby grant, bargain, sell and convey to:

KENNETH A. COX and KAREN 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$ 55,000.00.

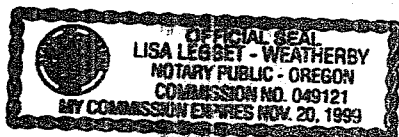
Until a change is requested, all tax statements shall be sent to Grantee at the following address: ,

Dated this 28<sup>th</sup> day of October, 1996

TERESA L. PETZNICK

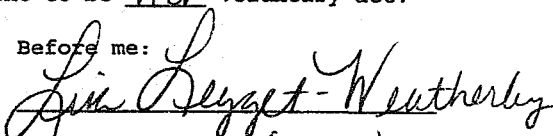
## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. October 28 1996  
COUNTY OF Klamath

Personally appeared the above named Teresa L. Petznickand acknowledged the foregoing instrument to be her voluntary act.

(seal)

Before me:

Notary Public for OregonMy commission expires 11/20/99

ESCROW NO. MT39484-LW

Return to:

KENNETH A. COX

**EXHIBIT 'A'**  
**LEGAL DESCRIPTION**

**PARCEL 1:**

A parcel of land situate in the NW1/4 NW1/4 of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at a point 877.68 feet East from the Northwest corner of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence in a Southwesterly direction along the West line of Highway 97, 255 feet; thence Northwesterly, at right angles to said Highway, 200 feet to the point of description beginning; thence Southwesterly parallel to said Highway, 50 feet; thence Northwesterly at right angles to said Highway, 100 feet; thence in a Northeasterly direction parallel to said Highway, 50 feet; thence in a Southeasterly direction, at right angles to said Highway, 100 feet to point of beginning.

**PARCEL 2:**

A parcel of land situate in the NW1/4 NW1/4 of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at a point 877.68 feet East from the Northwest corner of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence in a Southwesterly direction along the West line of Highway 97, 155 feet; thence Northwesterly, at right angles to said Highway, 200 feet to the point of description beginning; thence Southwesterly parallel to said Highway, 100 feet; thence Northwesterly at right angles to said Highway, 100 feet; thence in a Northeasterly direction parallel to said Highway, 100 feet; thence in a Southeasterly direction, at right angles to said Highway, 100 feet to point of beginning.

**PARCEL 3:**

A parcel of land situate in the NW1/4 NW1/4 of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at a point, a 2 1/2" brass capped steel pipe buried in a dirt road at the intersection of North line of Section 31 and the SE line of the Klamath Northern Railroad and 50 feet from the centerline thereof, from which the NW corner of said Section 31 bears North 89 degrees 04' 28" West 354.27 feet; thence along said North line of Section 31, South 89 degrees 04' 28" East 185.84 feet to a 2 1/2" brass-capped steel pipe; thence along a line parallel with U.S. Highway 97, South 25 degrees 16' 43" West 146.60 feet to a #5 plastic capped steel rod; thence along a line at right angle to U.S. Highway 97, South 64 degrees 43' 17" East 100.00 feet to a point; thence along a line parallel with said NW line of U.S. Highway 97 and 230.00 feet from the centerline thereof, South 25 degrees 16' 43" West 29.75 feet to a point; thence along a line at right angle to U.S. Highway 97, North 64 degrees 43' 17" West 293.91 feet a point along the Southeast line of the Klamath Northern Railroad and 50 feet from the centerline thereof, thence along the Southeast line of the Klamath Northern Railroad, North 39 degrees 04' 41" East 103.15 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 31st day  
of October A.D., 19 96 at 3:52 o'clock P.M., and duly recorded in Vol. M96,  
of Deeds on Page 34417.

Bernetha G. Letech, County Clerk  
By Ruthen Ross

FEE \$35.00