

MTC 407175D  
WARRANTY DEED

'97 APR -2 AM 1:59

THOMAS P. BRISSENDEN and DANIEL E. BRISSENDEN, as tenants in common, Grantor(s) hereby grant, bargain, sell and convey to: MICHAEL R. COX and FELICIA M. COX, as tenants by the entirety, 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 \$ 35,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5581 LOCKFORD DRIVE, KLAMATH FALLS, OR 97603

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_.

\*See Attached Signature Page

After Recording Return To:  
Michael R. Cox  
5581 Lockford Drive  
Klamath Falls, OR 97603



EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL 1:

A parcel of land situated in the SE1/4 SE1/4 of Section 30, Township 39 South, Range 10 East, Willamette Meridian, said parcel being a portion of said SE1/4 SE1/4 lying Southerly of the centerline of the U.S.R.S. No. 17 Drain, Northerly of the Lost River diversion Canal and Easterly of the U.S.R.S. C-G Canal and further described as follows:

Beginning at a point on the centerline of the U.S.R.S. No. 17 Drain which bears North 73 degrees 34' East a distance of 300.0 feet from the Northeasterly right-of-way line of the C-G Canal; thence continuing North 73 degrees 34' East along said centerline a distance of 230 feet; thence South 16 degrees 26' East at right angles to said centerline a distance of 365 feet, more or less, to the Northerly line of the Lost River Diversion Canal; thence Southwesterly along said Northerly line a distance of 232.5 feet, more or less, to a point which bears South 16 degrees 26' East from the point of beginning; thence North 16 degrees 26' West a distance of 398 feet, more or less, to the point of beginning.

PARCEL 2:

TOGETHER WITH and subject to an easement thirty feet in width for road and utility purposes.

Said easement shall be adjacent to the North Boundary of the Lost River Diversion Canal and run along the Southern boundary of the herein described property and Parcels 1 and 3 in instrument recorded August 23, 1995 in Volume M95, page 22690, Microfilm Records of Klamath County, Oregon.



SIGNATURE PAGE

Thomas P. Brissenden  
THOMAS P. BRISSENDEN

DANIEL E. BRISSENDEN

Dated this 28 day of MARCH, 1999.

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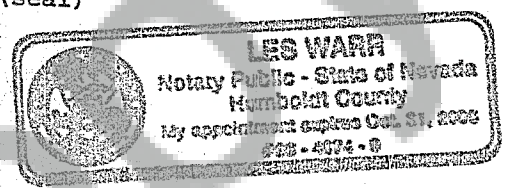
STATE OF NEVADA

COUNTY OF Humboldt SS. 3/28 19 99

Personally appeared the above named THOMAS P. BRISSENDEN  
and acknowledged the foregoing instrument to be his voluntary act.

WITNESS My hand and official seal. (seal)

Les Warr  
Notary Public  
State of NEVADA  
My Commission expires: 10/31/2000



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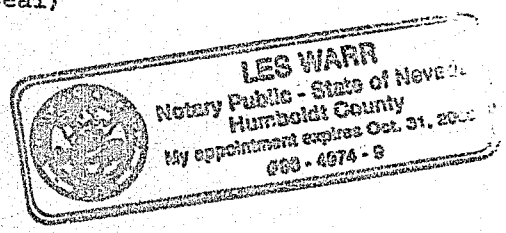
STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_ SS. \_\_\_\_\_ 19 \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_  
19\_\_\_\_, by \_\_\_\_\_  
as \_\_\_\_\_ on behalf of \_\_\_\_\_

WITNESS My hand and official seal. (seal)


\_\_\_\_\_  
Notary Public  
State of \_\_\_\_\_  
My Commission expires: \_\_\_\_\_





## SIGNATURE PAGE

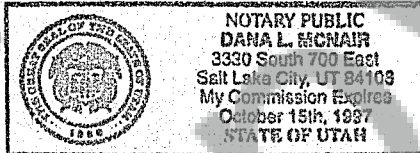
THOMAS P. BRISSENDEN

  
 DANIEL E. BRISSENDEN
Dated this 31 day of MARCH, 1997

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STATE OF UTAHCOUNTY OF Salt Lake SS. MARCH 31 19 97Personally appeared the above named DANIEL E. BRISSENDENand acknowledged the foregoing instrument to be His voluntary act.

WITNESS My hand and official seal. (seal)

Dana L. McNair  
 Notary Public  
 State of Utah  
 My Commission expires: Oct. 15, 1997


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STATE OF \_\_\_\_\_ SS. \_\_\_\_\_ 19 \_\_\_\_\_

COUNTY OF \_\_\_\_\_

 The foregoing instrument was acknowledged before me this \_\_\_\_\_  
 19\_\_\_\_, by \_\_\_\_\_  
 as \_\_\_\_\_ on behalf of \_\_\_\_\_

WITNESS My hand and official seal. (seal)

 Notary Public  
 State of \_\_\_\_\_  
 My Commission expires: \_\_\_\_\_

STATE OF OREGON : COUNTY OF KLAMATH: ss.

 Filed for record at request of Amerititle the 2nd day  
 of April A.D., 19 97 at 11:59 o'clock A. M., and duly recorded in Vol. M97  
 of Deeds on Page 9584.

FEE \$45.00

 by Bernetha G. Letsch, County Clerk  
Bernetha G. Letsch