

40573

MTC 41644-KA
WARRANTY DEED

MICHAEL R. COX and FELICIA M. COX, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey to:
TRUSTEES OF THE ANN M. OREM REVOCABLE TRUST,
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 17 IN BLOCK 2 OF TRACT 1228-LOCKFORD 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.

97 JUL -7 P 3:41

The true and actual consideration for this conveyance is \$ 88,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: , 1352 S. Stelling Rd., Cupertino, CA 95014

Dated this 7 day of July, 1997.

Michael R. Cox
MICHAEL R. COX

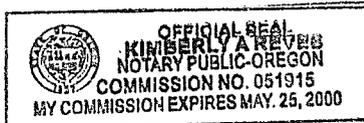
Felicia M. Cox
FELICIA M. COX

STATE OF OREGON ss. July 7 19 97
COUNTY OF KLAMATH

Personally appeared the above named MICHAEL R. COX AND
FELICIA M. COX

and acknowledged the foregoing instrument to be their voluntary act.

Before me:



(seal)

Kimberly A. Reeves
Notary Public for Oregon
My commission expires 5/25/2000

ESCROW NO. MT41644-KA

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Return to:
ANN M. OREM REVOCABLE TRUST
1352 S. Stelling Rd.
Cupertino, CA 95014

Amerititle
on this 7th day of July A.D., 1997
at 3:41 o'clock P. M. and duly recorded
in Vol. M97 of Deeds Page 21026
Bernetha G. Letsch, County Clerk

By Kathleen Ross
Fees, \$30.00 Deputy.