

65208

WARRANTY DEED

Vol. M98 Page 31411

GARY L. COX and SHAUNA B. COX, husband and wife,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
MURICE R. STANDIFORD and KATHRYN A. STANDIFORD, 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:

The Easterly 1/2 of Lot 4 and all of Lot 5, Block 79, BUENA VISTA
ADDITION to the City of Klamath Falls, 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.

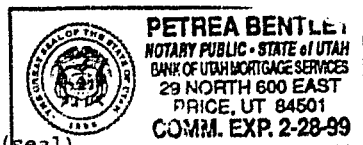
The true and actual consideration for this conveyance is \$ 106,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2073 CALIFORNIA AVE., KLAMATH FALLS, OR 97601

Dated this 25 day of Aug, 1998

Gary L. Cox
GARY L. COX

Shauna B. Cox
SHAUNA B. COX

STATE OF UtahCOUNTY OF CarbonSS. August 25 19 98Personally appeared the above named Gary L. and ShaunaB. Coxand acknowledged the foregoing instrument to be a voluntary act.

Before me:

Petrea Bentley
Notary Public for Bank of Utah
My commission expires 02/28/99

ESCROW NO. MT45710-KJ

Return to:

MURICE R. STANDIFORD
2073 CALIFORNIA AVE.
KLAMATH FALLS, OR 97601

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 26th day of August A.D., 1998
at 3:33 o'clock P.M. and duly recorded
in Vol. M98 of Deeds Page 31411

Bernetha G. Letsch, County Clerk

By Kathleen Ross
Fee, \$30.00

Deputy: