



After recording return to:

David Waranka

5536 Sturdivant Avenue

Klamath Falls, OR 97603

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

David Waranka

5536 Sturdivant Avenue

Klamath Falls, OR 97603

Escrow No. K53944C

Title No. K53944C

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath

Recorded 5/20/99, at 1:07 p.m.

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Linda Smith, County Clerk

Fee \$ 30 -

Linda Smith

STATUTORY WARRANTY DEED

Jan Lee Cox and Nancy Kay Cox, an estate in fee simple as tenants in common each as to an undivided 1/2 interest, Grantor, conveys and warrants to David Waranka and Patricia S. Waranka, husband and wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 7 in Block 15 of THIRD ADDITION TO CYPRESS VILLA, TRACT NO. 1072, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT: **

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 consideration for this conveyance is \$122,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 17 day of MAY, 1999.

**Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

Jan Lee Cox
Jan Lee Cox

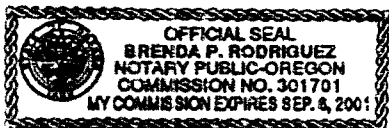
Nancy Kay Cox
Nancy Kay Cox

STATE OF OREGON

County of Klamath

} ss.

This instrument was acknowledged before me on this 19 day of May, 1999
by Jan Lee Cox and Nancy Kay Cox



Brenda P. Rodriguez
Notary Public for Oregon
My commission expires: 9601