

200 FEB 29 PM 3:44

MT50264-MS
WARRANTY DEED

Vol. M00 Page 6348

BREN R. RAFFAELLY and SHELLY L. RAFFAELLY, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
RONALD V. COX and THELMA R. 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:

THE NORTHEASTERLY 1/2 OF LOTS 5 AND 6, BLOCK 46, HOT SPRINGS 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

3809-028CA-10700-000

306485

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 112,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2015 HURON STREET, KLAMATH FALLS, OR 97601

Dated this 24th day of February, 2000.

Bren R. Raffaelly
BREN R. RAFFAELLY

Shelly L. Raffaelly
SHELLY L. RAFFAELLY

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on February 24th, 2000 by BREN
R. RAFFAELLY AND SHELLY L. RAFFAELLY.



Stacy M. Howard
(Notary Public for Oregon)

My commission expires 12-29-02

ESCROW NO. MT50264-MS

Return to:
RONALD V. COX
2015 HURON STREET
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
Recorded 2/29/00, at 3:44 p.m.
In Vol. M00 Page 6348
Linda Smith,
County Clerk Fee \$ 21.00

21.00
m