

MTC 50396-KR
WARRANTY DEEDVol M00 Page 19835

DAVID M. BLUHM and JUDITH A. BLUHM, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
RANDY G. COX and ANITA C. 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:

LOT 1, BLOCK 52, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS,
OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF
THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

ACCT# 3809-28BB-5600

KEY# 188120

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 219,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1245 PACIFIC TERRACE, KLAMATH FALLS, OR 97601

Dated this 25th day of May, 2000.

✓ David M. Bluhm

DAVID M. BLUHM

Judith A. Bluhm

JUDITH A. BLUHM

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on May 25, 2000 by DAVID
M. BLUHM AND JUDITH A. BLUHM.

Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2003

ESCROW NO. MT50396-KR

Return to:

RANDY G. COX
1245 PACIFIC TERRACE
KLAMATH FALLS, OR 97601



State of Oregon, County of Klamath
Recorded 06/01/00, at 3:44 p m.
In Vol. M00 Page 19835
Linda Smith,
County Clerk Fee\$ 21.00

21.00