

'01 DEC 19 AM 11:22

MT55915-TA
WARRANTY DEED

Vol M01 Page 64865

MARY L. SPIELMAN,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
RANDY G. COX and ANITA CHRISTINE COX, as tenants by the entirety,
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 12, RUNNING Y, PHASE I, ACCORDING TO THE OFFICIAL PLAT THEREOF ON
FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

881296

3808-004D0-01100-000

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 \$ 34,172.00.

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 18th day of Dec, 2001.


MARY L. SPIELMAN

State of Oregon
County of **KLAMATH**

This instrument was acknowledged before me on Dec. 18, 2001 by MARY
L. SPIELMAN.


(Notary Public for Oregon)

My commission expires 6-19-04

ESCROW NO. MT55915-TA

Return to:

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



State of Oregon, County of Klamath
Recorded 12/19/01 11:22 a. m.
Vol M01, Pg 64865
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1