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mtc SS629-4

State of Oregon, County of Klamath
Recorded 01/08/2002 11:15 a. m.
Vol M02, Pg 1115
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

RECORDING COVER SHEET

ALL TRANSACTIONS, PER ORS 205.234

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON
PRESENTING THE ATTACHED INSTRUMENT FOR
RECORDING. ANY ERRORS IN THIS COVER SHEET
DO NOT AFFECT THE TRANSACTION(S) CONTAINED
IN THE INSTRUMENT ITSELF.

AFTER RECORDING RETURN TO

name and address of the person authorized to receive the
instrument after recording, as required by ORS 205.180(4)
and ORS 205.238.

Douglas M. Cox
P.O. Box 190
Merrill, OR 97633

1. NAME(S) OF THE TRANSACTION(S), described in the attached instrument and required by ORS 205.234(a).
Note: Transaction as defined by ORS 205.010 "means any action required or permitted by law to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."

O'Grady | Cox

2. DIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(b) or
GRANTOR, as described in ORS 205.160.

Christopher S. O'Grady + Cindi Duncan O'Grady

3. INDIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(a) or
GRANTEE, as described in ORS 205.160.

Douglas M. Cox + Sylvia G. Cox

4. TRUE AND ACTUAL CONSIDERATION PAID for instruments conveying or contracting to convey fee title to any
real estate and all memoranda of such instruments, reference ORS 93.030.

Payoff of unrecorded contract

5. UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING
ADDRESS for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.

P.O. Box 190
Merrill, OR 97633

6. FULL OR PARTIAL SATISFACTION, IF ANY, OF THE LIEN CLAIM CREATED BY THE ORDER or
WARRANT, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(e).

n/a

7. THE AMOUNT OF THE CIVIL PENALTY OR THE AMOUNT, INCLUDING PENALTIES, INTEREST AND
OTHER CHARGES, FOR WHICH THE WARRANT, ORDER OR JUDGMENT WAS ISSUED, for instruments to
be recorded in County Clerk Lien Records, reference ORS 205.125(1)(c) and ORS 18.325.

n/a

WARRANTY DEED

CHRISTOHPER S. O'GRADY and CINDI DUNCAN O'GRADY, husband and wife,
 Grantor(s) hereby grant, bargain, sell, warrant and convey to:
 DOUGLAS M. COX and SYLVIA G. 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 SOUTH HALF OF LOT 3 AND ALL OF LOT 4 IN BLOCK 20 OF THE TOWN OF
 MERRILL, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF
 THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

4110-001CC-4300

120773

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
 PAYOFF OF REAL ESTATE CONTRACT

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: ~~136 1ST STREET~~, MERRILL, OR 97633

Dated this 26th day of December, 2001.

Christopher S. O'Grady
 CHRISTOHPER S. O'GRADY
Cindi Duncan
 CINDI DUNCAN O'GRADY

State of Oregon
 County of KLAMATH

This instrument was acknowledged before me on December 26, 2001 by
 CHRISTOPHER S. O'GRADY AND CINDI DUNCAN O'GRADY.

Lana Kautzman
 (Notary Public for Oregon)
 My commission expires November 13, 2005

ESCROW NO. MT55629-LW

Return to:

DOUGLAS M. COX
~~136 1ST STREET~~ P.O. Box 190
 MERRILL, OR 97633

