



MT 58720-LW

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

MARCUS W. COX

10704 KESTREL ROAD

KLAMATH FALLS, OR 97601

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

MARCUS W. COX

10704 KESTREL ROAD

KLAMATH FALLS, OR 97601

Escrow No. MT58720-LW

Title No.

Vol M02 Page 62429

State of Oregon, County of Klamath

Recorded 10/30/2002 2:59 p.m.

Vol M02, Pg 62429

Linda Smith, County Clerk

Fee \$ 2.00 # of Pgs 1

'02 OCT 30 PM2:59

WARRANTY DEED

COLE PINDER and DOROTHEA PINDER, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
MARCUS W. COX, an unmarried man

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 254, RUNNING Y RESORT, PHASE 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

3808-009A0-01700-000

882676

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.

The true and actual consideration for this conveyance is \$ 226,000.00.

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.

Dated this 26 day of OCT, 2002.

COLE PINDER

DOROTHEA PINDER

STATE OF CALIFORNIA

COUNTY OF Marin

} ss.

On October 26, 2002 before me, Marie Galzagorry
personally appeared COLE PINDER AND DOROTHEA PINDER personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that THEY executed the same in THEY authorized capacity(ies), and that by THEY signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Marie Galzagorry

