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THIS SPACE State of Oregon, County of Klamath
Recorded 01/29/2003 3:20 p. m.
Vol M03 Pg 05587-88
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

After recording return to:

JACK LANDERS

P.O. BOX 1191

CHILOQUIN, OR 97624

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

JACK LANDERS

P.O. BOX 1191

CHILOQUIN, OR 97624

Escrow No. MT59354-MS

**MTC 59354-MS
WARRANTY DEED**

RICHARD L. COX and DEBRA J. COX, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JACK LANDERS and JOYCE LANDERS, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

190910
192268
392062
44339

3407-015AA-01100
3407-015BB-00600
3407015BA-02500
M-103257

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 \$30,000.00.

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.

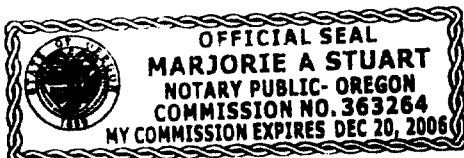
Dated this 29th day of January, 2003.

Richard L. Cox
RICHARD L. COX

Debra J. Cox
DEBRA J. COX

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on January 29, 2003 by RICHARD L. COX and DEBRA J. COX.



Marjorie A. Stuart
(Notary Public for Oregon)

My commission expires 12-20-06

26.00^m

05588

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 14, Block 2, WOODLAND PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH an undivided 1/88th interest in the following described land: 2 parcels situated in Lots 1 and 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

PARCEL A

Beginning at the Northwest corner of said Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and running thence along the North line of said Section North 89 degrees 42' 15" East 400.0 feet; thence South 62.42 feet; thence South 46 degrees 57' 20" West 408.82 feet to the Northeasterly bank of the Williamson River; thence following said river bank North 37 degrees 53' 20" West 136.90 feet; thence North 16 degrees 33' West 60.98 feet to the West line of Section 15; thence Northerly on said Section line 172.92 feet to the point of beginning.

PARCEL B

Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and running thence North 89 ° 42' 15" East 400.0 feet along the North line of said Section 15; thence South 62.42 feet; thence South 50 degrees 43' 50" East 453.16 feet; thence South 76 ° 17' 30" East 886.79 feet to the true point of beginning of this description; thence South 35 degrees 56' 30" West 446.55 feet to a point on the Northeasterly bank of the Williamson River; thence South 45 degrees 32' 20" East 84.00 feet; thence North 44 degrees 52' 10" East 411.58 feet; thence North 34 degrees 25' 40" West 156.01 feet, more or less, to the true point of beginning of this description.

TOGETHER WITH a 1974 GLENB manufactured home, plate #X103257