

03 OCT 31 10:31

After Recording Return to:
DANIEL S. COX and THERESA M. COX
11253 White Goose Drive
Klamath Falls, OR 97603
Until a change is requested all tax statements
Shall be sent to the following address:
DANIEL S. COX and THERESA M. COX
Same as Above

State of Oregon, County of Klamath
Recorded 10/31/03 10:31 a m
Vol M03 Pg 80974
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

ATE 580116
WARRANTY DEED
(INDIVIDUAL)

PAULINE H. ESPOSITO, herein called grantor, convey(s) to DANIEL S. COX and THERESA M. COX, HUSBAND AND WIFE all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 10, Block 35, Tract No. 1081, FIFTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$182,000.00.
(here comply with the requirements of ORS 93.930)

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 October 30, 2003.

Pauline H. Esposito
PAULINE H. ESPOSITO

STATE OF OREGON, County of Klamath) ss.

On October 30, 2003 personally appeared the above named PAULINE H. ESPOSITO and acknowledged the foregoing instrument to be her voluntary act and deed.

This document is filed at the request of:

 **Aspen**
TITLE & ESCROW, INC.
525 Main Street
Klamath Falls, OR 97601
Order No.: 00058076

Before me: Vickie Blankenburg
Notary Public for Oregon
My commission expires: 7/1/05

Official Seal

