

WTC-13910-5043

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TAX STATEMENT & DEED

RETURN TO: Steven D. Weaver
3751 Bisbee, Klamath Falls, OR 97603

STATUTORY SPECIAL WARRANTY DEED

JAMES COX, by ROBERT COX, POA, Grantor, conveys and specially warrants to STEVEN D. WEAVER

Grantee, the following described real property, free of encumbrances created or suffered by the Grantors except as specifically set forth herein:

Lot 10, Block 8, ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the Easterly 50 feet and the Southerly 10 feet of Lot 10.

ALSO EXCEPTING THEREFROM that portion lying within Bisbee Street.

SUBJECT TO:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath County Drainage District.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
4. Conditions and restrictions in Deed recorded July 12, 1940, in Book 130 at page 407, Deed Records of Klamath County, Oregon.
5. Reservations or exceptions in patents or in Acts authorizing the issuance thereof.
6. Any encroachments, unrecorded easements, violations of covenants, conditions and restrictions, and any other matters which would be disclosed by a correct survey.

The true and actual consideration for this conveyance is \$18,900.00.

Until a change is requested, all tax statements are to be sent to the following address: Steven D. Weaver 3751 Bisbee, Klamath Falls, Oregon 97603.

1 - STATUTORY SPECIAL WARRANTY DEED

State of Oregon, County of Klamath
Recorded 01/06/2004 3:03 p. m.
Vol M04 Pg 714-15
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

Initial

SW

P.O.A.

Initial

SW

J.C. By P.C.
P.O.A.

20:34 9 JUN 00

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

26.40 am

00715

"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 USES."

Dated this 6 day of August, 1993.

James Cox By Robert Cox P.O.A.
Robert Cox
Power of Attorney for James Cox

STATE OF OREGON)
) ss.
COUNTY OF UNION)

Before me personally appeared Robert Cox, with Power of Attorney for James Cox, and acknowledged said instrument to be his voluntary act and deed.

D. Dale Mammen

