

Grantor's Name and address:

Rose W. Cox, Claiming Successor,
Grantor
850 Pacific Terrace
Klamath Falls, Or 97601

Grantee's Name and address:

Rose W. Cox and Joseph E. Cox
Joanne C. Angel
850 Pacific Terrace
Klamath Falls, Or 97601

State of Oregon, County of Klamath
Recorded 06/28/2004 3:27 P m
Vol M04 Pg 41820-21
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

After Recording return to:

Rose W. Cox and Joseph E. Cox
Joanne C. Angel

850 Pacific Terrace
Klamath Falls, Or 97601

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

Rose W. Cox and Joseph E. Cox
Joanne C. Angel
850 Pacific Terrace
Klamath Falls, OR 97601

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That ROSE W. COX, the duly appointed, qualified and acting claiming successor of the estate of OPAL C. WATERS, deceased, as Grantor and for the consideration hereafter stated, does hereby grant, bargain, sell and convey to ROSE W. COX, JOSEPH E. COX and JOANNE C. ANGEL, as joint tenants and not as tenants in common as Grantees (the Grantees herein do not take the title in common but with the right of survivorship that is, that the fee shall rest in the survivor of the grantees), that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

That certain lot located at 2326 Hope Street,
Klamath Falls, Oregon, which is more fully described as:

Beginning at a point on the Southerly right of way of the Dalles-California Highway, which bears S. 0°13' W. a distance of 30 feet; thence South 89°53' W. distance of 695.5 feet from the center of Section 2, Township 39 S. R. 9 E.W.M., and running thence S. 0°13' W. a distance of 125 feet to the

Returned @ Counter

Northeast corner of the property to be herein described; thence continuing S. 0°13' W. a distance of 75 feet; thence S. 89°53' W. 150 feet; thence N. 0°13' E. 75 feet; thence N. 89°53' E. 150 feet to the said northeast corner, the place of beginning, being part of the NE 1/4 SW 1/4 of said Section 2, Township 39 S. R. 9 E.W.M.

Subject to contracts with the United States of America and the Enterprise Irrigation District relative to irrigation and/or drainage and any existing rights of way for ditches or canals heretofore conveyed or used in connection therewith.

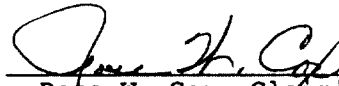
To Have and to Hold the same unto the said grantees and grantees' successors and assigns forever.

Grantor hereby covenants to and with said grantees and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whosoever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$10.00. In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provision hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 28 day of June, 2004:

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 TO VERIFY APPROVED USES.



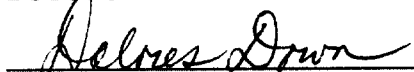
Rose W. Cox, Claiming Successor,
Grantor

STATE OF OREGON)
) ss
County of Klamath)

Dated: June 28, 2004

Personally appeared the above named Rose W. Cox, Claiming Successor, Grantor, and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:


Notary Public for Oregon
My Commission Expires: 5.23.2006

