

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 41822-23
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 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:

A single family dwelling located at 2338 Hope Street,
Klamath Falls, Oregon, which is more fully described as:

Beginning at a point which bears from the center of Section 2, Township 39 South, Range 9 East, W. M. in Klamath County, Oregon South 0 13' West a distance of 30 feet to a point on the southerly right of way line of the Dalles-California Highway; thence South 89 53' West along said Southerly right of way line of said Highway a distance of 695.5 feet to a

Returned @ Counter

point; thence South 0 13' West a distance of 200 feet to the northeast corner of the property herein to be described, being the true point of beginning; thence continuing South 0'13' West 100 feet to a point; thence South 89 53' West a distance of 84 feet; thence North 0 13' East a distance of 100 feet to a point; thence North 89 53' East, a distance of 84 feet to the said true point of beginning, being a part of the NW 1/4 of the SW 1/4 of said Section 2.
The property is in the ENTERPRISE IRRIGATION DISTRICT

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

Grantor hereby covenants to and with said grantees and grantees' 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

