

04 NOV 29 AM 11:10

- MTC - 05159 KR



Vol M04 Page 81597

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Danny Ray Cox

2856 Crest St

Klamath Falls, OR 97603

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

Danny Ray Cox

2856 Crest St

Klamath Falls, OR 97603

State of Oregon, County of Klamath

Recorded 11/29/2004 11:10 A m

Vol M04 Pg 81597

Linda Smith, County Clerk

Fee\$ 21.00 # of Pgs 1

Escrow No. MT65159-KR

STATUTORY WARRANTY DEED

MDR Development, LLC, an Oregon Limited Liability Company, Grantor(s) hereby convey and warrant to **Danny Ray Cox and Imelda Dizon Cox, as tenants by the entirety**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon, free of encumbrances except as specifically set forth herein:

Parcel 1 of Land Partition 14-04, being a Replat of Lots 1 and 2 of Tract 1312 - SPRINGCREST, situated in the SE1/4 NE1/4 of Section 35 and SW1/4 NW1/4 of Section 36, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3809-035AD-04300-000
(With other property)

Key No: 880858

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$178,000.00**.

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 17th day of November, 2004.

MDR Development, LLC, an Oregon Limited Liability Company

BY: 

Don Purio, Member

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on November 17, 2004 by MDR Development, LLC, an Oregon Limited Liability Company.




(Notary Public)

My commission expires 11/16/2007

2:40 AM