

mtc-73800

M06-03662

Klamath County, Oregon

02/28/2006 10:27:51 AM

Pages 1 Fee: \$21.00

Grantor's Name and Address

MARCUS W. COX

10704 KESTREL ROAD

Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to:

MARCUS W. COX

10704 KESTREL ROAD

Klamath Falls, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

MARCUS W. COX

10704 KESTREL ROAD

Klamath Falls, OR 97601

Escrow No. AS0775433

BSDBUYER

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That MARCUS W. COX, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto MARCUS W. COX and SARAH COX, husband and wife, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining, situated in the County of KLAMATH, State of Oregon, described as follows, to wit:

Lot 254, RUNNING Y RESORT, PHASE 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3808-009A0-01700-000

Key No: 882676

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$0.00**.

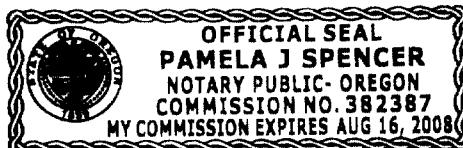
However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 22nd day of February, 2006; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Marcus W. Cox
MARCUS W. COX

State of Oregon
County of KLAMATH



This instrument was acknowledged before me on Feb 22, 2006 by MARCUS W. COX.

Pamela J. Spencer
(Notary Public for Oregon)

My commission expires 8/16/2008

2/00