

2007-016535

Klamath County, Oregon



00031752200700165350010015

09/19/2007 02:12:12 PM

Fee: \$21.00

After Recording Return to:

JESSIE REYES

1342 Worden Ave  
Klamath Falls OR, 97601

Until a change is requested all tax statements

Shall be sent to the following address:

SAME AS ABOVE

# WARRANTY DEED

(INDIVIDUAL)

AT2:65183PS

J.  
MICHAEL COX and ANN MARIE COX, herein called grantor, convey(s) to JESSIE<sup>T</sup> REYES, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

The Easterly 73 feet of Lot 1, Block 2, FAIRVIEW ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 001 MAP 3809-029DB TL 08700 KEY #302130

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$195,500.00.  
(here comply with the requirements of ORS 93.930)

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)).

Dated August 30, 2007.

  
MICHAEL COX

  
ANN MARIE COX


STATE OF OREGON, County of Klamath) ss.

On September 17, 2007 personally appeared the above named MICHAEL COX and ANN MARIE COX and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00065183

Before me:   
Notary Public for Oregon  
My commission expires: Nov 8, 2009

Official Seal

