

MT82997-DS

THIS SPACE R

2008-010748

Klamath County, Oregon



00050548200800107480020025

07/29/2008 11:31:09 AM

Fee: \$26.00

After recording return to:

ROBERT W. COX

C/O 502 WEST MAIN ST., STE. 101

MEDFORD, OR 97501

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

ROBERT W. COX

C/O 502 WEST MAIN ST., STE. 101

MEDFORD, OR 97501

Escrow No. MT82997-DS

Title No. 0082997

SWD

STATUTORY WARRANTY DEED

JLK INVESTMENTS, INC., AN OREGON CORPORATION AND ROBERT W. COX, TRUSTEE OF THE HELEN E. COX TRUST, Grantor(s) hereby convey and warrant to **ROBERT W. COX AND JANICE C. 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:

Lot 12, Block 50, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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:

2008-2009 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$0.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

20 AUG

Dated this 28th day of JULY, 2008

JLK INVESTMENTS INC., AN OREGON CORPORATION

BY: 
JOHN H. KRUESI, PRESIDENT

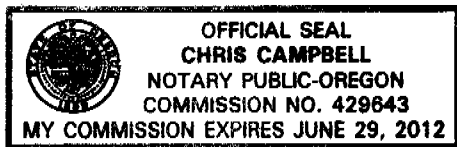
THE HELEN E. COX TRUST


BY: 
ROBERT W. COX, TRUSTEE

State of Oregon

County of JACKSON

This instrument was acknowledged before me on JULY 28th, 2008 by JOHN H. KRUESI, PRESIDENT OF JLK INVESTMENTS, INC. AND ROBERT W. COX, AS TRUSTEE OF THE HELEN E. COX TRUST.




(Notary Public for Oregon)

My commission expires JUNE 29, 2012