

MT82862-DS

THIS SPACE

2008-010761  
Klamath County, Oregon



07/29/2008 03:20:05 PM Fee: \$26.00

After recording return to:  
BRANDON D. COONS  
P. O. Box 156  
Bonanza, OR 97623

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

BRANDON D. COONS  
P. O. Box 156  
Bonanza, OR 97623

Escrow No. MT82862-DS  
Title No. 0082862  
SWD

STATUTORY WARRANTY DEED

ROBERT W. COX and JANICE C. COX, as tenants by the entirety, Grantor(s) hereby convey and warrant to BRANDON D. COONS and AMANDA D. COONS, 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; Trust Deed dated July 17, 2008, recorded on 7-29, 2008, in Volume 2008, Page 10749, records of Klamath County, Oregon, in the amount of \$33,600.00, in favor of JLK Investments, Inc., An Oregon Corporation, Beneficiary; and a Trust Deed dated July 17, 2008, recorded on 7-29, 2008, in Volume 2008, Page 10750, records of Klamath County, Oregon, in the amount of \$21,400.00, in favor of Robert W. Cox, Trustee of The Helen E. Cox Trust, Beneficiary. Grantees named above DO NOT agree to assume nor pay said Trust Deeds and Grantors will hold Grantee harmless therefrom.

The true and actual consideration for this conveyance is \$79,000.00.

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.

26 AUG

Dated this 28<sup>th</sup> day of JULY, 2008.

Robert W. Cox

ROBERT W. COX

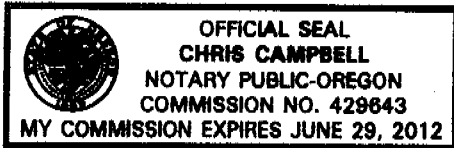
Janice Cox

JANICE C. COX

State of Oregon

County of Tillamook

This instrument was acknowledged before me on JULY 28<sup>th</sup>, 2008 by ROBERT W. COX and JANICE C. COX.



Chris Campbell  
(Notary Public for Oregon)

My commission expires JUN 29, 2012