

MT 85193-DS

THIS SPACE R

2009-007025
Klamath County, Oregon



05/19/2009 11:23:29 AM

Fee: \$26.00

After recording return to:

SHIRLEY HAWKS

P. O. BOX 35

Bonanza, OR 97623

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

SHIRLEY HAWKS

P. O. BOX 35

Bonanza, OR 97623

Escrow No. MT85193-DS

Title No. 0085193

SWD

STATUTORY WARRANTY DEED

BOBBY G. COX, SR. and MILDRED K. COX, as tenants by the entirety, Grantor(s) hereby convey and warrant to **SHIRLEY HAWKS**, 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 42 in Block 48 of 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:

The true and actual consideration for this conveyance is **\$20,143.45**.

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.

26amt

Dated this 14 day of May, 2009.

Bobby G. Cox, Sr.
BOBBY G. COX, SR.

BY: Mildred K. Cox, His atty in fact
MILDRED K. COX, HIS ATTORNEY IN FACT

Mildred K. Cox
MILDRED K. COX

State of AZ
County of Mohave

This instrument was acknowledged before me on 5/14, 2009 by MILDRED K. COX AS ATTORNEY IN FACT
FOR BOBBY G. COX, SR. and MILDRED K. COX.

Jeri Feneis
(Notary Public)
My commission expires 8-15-12

