



MT99252LW

THIS SPACE RESERVED FOR

2013-012186
Klamath County, Oregon
10/30/2013 09:09:33 AM
Fee: \$42.00

After recording return to:

Benjamin Lewis Cox

833 N. 9th St.

Klamath Falls, OR 97601

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

Benjamin Lewis Cox

833 N. 9th St.

Klamath Falls, OR 97601

Escrow No. MT99252-LW

Title No. 0099252

SWD r.020212

STATUTORY WARRANTY DEED

Paul Barker and Anselma Barker, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Benjamin Lewis Cox,

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:

Beginning at the Southwest corner of Lot 2, Block 17, FIRST ADDITION to the City of Klamath Falls, Oregon, being the point farthest South of said lot; then Northwesterly along the Easterly or Northerly border of 9th Street a distance of 60 feet; thence at right angles from the East border of 9th Street a distance of 45 feet; thence Southeasterly and parallel with the East line of 9th Street a distance of 60 feet; thence Southwesterly at right angles to 9th Street a distance of 45 feet to the point of beginning, being a part of Lot 2, Block 17, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$45,000.00**.

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:

4200

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 29 day of October, 2013

Paul Barker
Paul Barker

Anselma Barker
Anselma Barker

State of Oregon
County of Klamath

This instrument was acknowledged before me on October 29, 2013 by Paul Barker and Anselma Barker.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/2015

