



2014-007693
Klamath County, Oregon
07/23/2014 11:13:10 AM
Fee: \$47.00

After recording return to:
CLARENCE C. COX
977 MITCHELL ROAD
DAIRY, OR 97625

Until a change is requested all tax statements shall be sent to the following address:
CLARENCE C. COX
977 MITCHELL ROAD
DAIRY, OR 97625

Escrow No. MT100784DS
Title No. 0100784
SWD r.020212

STATUTORY WARRANTY DEED

TIMOTHY L. ROBERTS and MARILYN ROBERTS, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

CLARENCE C. COX and JUDY 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:

Parcel 1 of Land Partition 6-03, situated in Section 24, Township 38 South, Range 10 East of the Willamette Meridian, and in the S1/2 of Section 30 and the N1/2 of Section 31, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$140,000.00**.
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:


2014-2015 Real Property Taxes a lien not yet due and payable.

\$
47.00

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, 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 21st day of July, 2014.


TIMOTHY L. ROBERTS


MARILYN ROBERTS

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 7-21, 2014 by TIMOTHY L. ROBERTS and MARILYN ROBERTS.


(Notary Public for Oregon)

My commission expires 9-8-17

