



After recording return to:

Hanna R. Cox
4220 Tingley Lane
Klamath Falls, OR 97603

2014-010280

Klamath County, Oregon

10/03/2014 01:27:44 PM

Fee: \$47.00

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

Hanna R. Cox
4220 Tingley Lane
Klamath Falls, OR 97603

Escrow No. MT101579CT

Title No. 0101579

SWD r.020212

STATUTORY WARRANTY DEED

Peggy A. Young,

Grantor(s), hereby convey and warrant to

Hanna R. Cox and Robbie D. Cox not as tenants in common, but with right of survivorship,

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:

A tract of land situated in Block 6, EWAUNA PARK, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, being more particularly described as follows:
Beginning at the Southeast corner of Lot 4 in Block 7, EWAUNA PARK; thence Northerly along the West right of way line of the Old Midland Road 226 feet to the true point of beginning; thence continuing Northerly along said road 109 feet to the Southeast corner of Deed Volume M67, page 9187; thence Westerly at right angles 138 feet; thence Southerly at right angles 109 feet; thence Easterly at right angles 138 feet to the point of beginning.

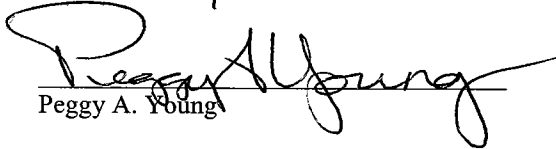
The true and actual consideration for this conveyance is **\$85,000.00**.

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.

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 1 day of October, 2014


Peggy A. Young

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on October 1, 2014 by Peggy A. Young.



(Notary Public for Oregon)



My commission expires

6/17/2016