

**2014-010282**

Klamath County, Oregon

10/03/2014 01:29:14 PM

Fee: \$47.00

After recording return to:

Hanna R. Cox

4220 Tingley Lane

Klamath Falls, OR 97603

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. MT101694CT

Title No. 0101694

SWD r.020212

STATUTORY WARRANTY DEED
Peggy 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 parcel of land situated in Block 6 and the Southerly one-half of vacated Mill Street, all in EWAUNA PARK, subdivision situated in the E1/2 SW1/4 of Section 9, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a one-half inch iron pin on the Easterly corner common to Lot 2 and Lot 3, said Block 6, EWANA PARK, said point being on the Westerly right of way line of the Old Midland Road; thence Southwesterly along said right of way a distance of 35 feet; thence Northwesterly at right angles to said road and parallel with the Northerly line of said Block 6 to the Easterly line of that strip of land deeded to the Central Pacific Railway and described in Deed Volume 284, page 106, Klamath County Deed Records; thence Northeasterly along the Easterly line of said railway land to the centerline of vacated Mill Street; thence Southeasterly along the centerline of vacated Mill Street to the Westerly right of way line of the Old Midland Road; thence Southwesterly along said right of way line a distance of 100 feet to the point of beginning.

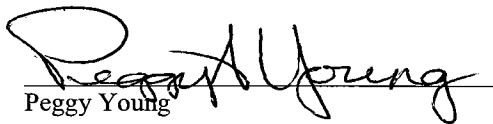
The true and actual consideration for this conveyance is **\$1.00**.

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 Young

State of Oregon
County of KLAMATH

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



(Notary Public for Oregon)

My commission expires 6/17/2016

