

187 2455781-MS

2015-010757
Klamath County, Oregon
09/30/2015 01:19:01 PM
Fee: \$47.00



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Rolland R Cox, Jr and Linda J Cox
2640 Nile Street
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Rolland R Cox, Jr and Linda J Cox
2640 Nile Street
Klamath Falls, OR 97603

File No.: 7021-2455781 (MS)
Date: May 22, 2015

STATUTORY WARRANTY DEED

William S Putnam and LeAnn Maupin not as tenants in common, but with the right of survivorship, Grantor, conveys and warrants to **Rolland R Cox, Jr and Linda J Cox as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Parcel 1 of Land Partition 6-02, said Land Partition being a replat of Parcels 1 and 2 of Land Partition 36-01, Parcel 2 of Minor Land Partition 46-91 and Parcel 3 of Land Partition 10-95 as adjusted by Property Line Adjustment 40-96, situated in the SW1/4 SW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Subject to:

1. 2015/2016 real property taxes, a lien not yet due and payable
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$265,000.00**. (Here comply with requirements of ORS 93.030)

F.
52.00

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.

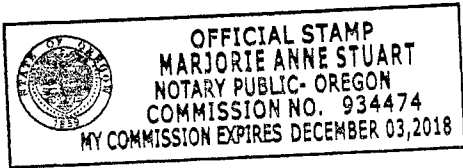
Dated this 29th day of Sep, 2015.

William S Putnam
William S Putnam

LeAnn Maupin
LeAnn Maupin

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 29th day of Sep, 2015
by **William S Putnam and LeAnn Maupin.**



Marjorie Anne Stuart

Notary Public for Oregon
My commission expires:

12/3/18