



THIS SPACE RESER

2016-010857
Klamath County, Oregon
10/12/2016 02:43:00 PM
Fee: \$47.00

After recording return to:

Robbie D. Cox and Sharon R. Cox

10333 Washburn Way

Klamath Falls OR 97603

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

Robbie D. Cox and Sharon R. Cox

Same as above

File No. 119875AM

STATUTORY WARRANTY DEED

Susan C. Malley,

Grantor(s), hereby convey and warrant to

Robbie D. Cox and Sharon R. 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:

A tract of land situate in the SW 1/4 of Section 34, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the W1/4 corner of Section 34, Township 39 South, Range 9 East of the Willamette Meridian, thence East 467 feet; thence South 367.63 feet; thence West 467 feet to the West line of said SW1/4 thence North 367.16 feet to the point of beginning.

EXCEPTING THEREFROM any portion lying within the County Road.

The true and actual consideration for this conveyance is **\$225,000.00.**

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:

2016-2017 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 12th day of Oct, 2016.

Susan C Malley
Susan C. Malley

State of Oregon } ss
County of Klamath }

On this 12th day of October, 2016, before me, Heather Anne Sciurba a Notary Public in and for said state, personally appeared Susan C. Malley, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

H Sciurba

Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: January 9, 2018

