



THIS SPACE RESERVED

2016-013918
Klamath County, Oregon
12/30/2016 11:44:01 AM
Fee: \$47.00

After recording return to:

William S Castle and Rachel Elaine Castle
11771 Mallory Drive
Klamath Falls, OR 97603

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

William S Castle and Rachel Elaine Castle
11771 Mallory Drive
Klamath Falls, OR 97603
File No. 128944AM

STATUTORY WARRANTY DEED

Robbie D. Cox and Sharon R. Cox, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

William S Castle and Rachel Elaine Castle 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 S1/2 of the NE1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon being more particularly described as follows:

Beginning at a point from which the East quarter corner of Section 9, Township 39 South, Range 10 East of the Willamette Meridian bears South 89°55' East 1323.7 feet and South 0°08' West 30.0 feet distant; thence continuing North 89°55' West 225 feet to a point; thence North 0°08' East 225 feet to a point; thence South 89°58' East 225 feet to a point; thence South 0°08' West 225 feet more or less to the point of beginning.

The true and actual consideration for this conveyance is **\$163,000.00.**

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:

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 29 day of Dec, 2016

Robbie D. Cox
Robbie D. Cox

Sharon R Cox
Sharon R Cox

State of Oregon } ss
County of Klamath }

On this 29 day of December, 2016, before me, Melissa B Bland a Notary Public in and for said state, personally appeared Robbie D. Cox and Sharon R. Cox, 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.

Melissa B Bland
Notary Public for the State of Oregon
Residing at: Klamath Falls
Commission Expires: April 20, 2018

