



THIS SPACE RESERVED FOR

2018-011687

Klamath County, Oregon

09/25/2018 01:08:00 PM

Fee: \$87.00

After recording return to:

Jason B Cox and Angela Cox

4 NE 13th Street

Bend, OR 97701

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

Jason B Cox and Angela Cox

4 NE 13th Street

Bend, OR 97701

File No. 258952AM

STATUTORY WARRANTY DEED

James D. Hitchcock and Nancy C. Hitchcock, Trustees of the James D. and Nancy C. Hitchcock Trust u/a/d November 10, 2005,

Grantor(s), hereby convey and warrant to

Jason B Cox and Angela 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 parcel of land situated in the SE 1/4 of Section 25, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northeast corner of the SE 1/4 of Section 25, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, thence West along the North line of the SE1/4, 220 feet; thence South parallel to the East line of the SE 1/4 to the North line of Elk Drive; thence Easterly along the North line of Elk Drive to a point lying South of the point of beginning; thence North to the point of beginning.

EXCEPTING THEREFROM any portion lying within a Klamath County Roadway.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-2408-025D0-00100-000

R-2408-025D0-00301-000

The true and actual consideration for this conveyance is \$69,900.00.

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:

2018-2019 Real Property Taxes, a lien not yet due and payable.

Return To:



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 24 day of September, 2018.

James D. Hitchcock, trustee
James D. Hitchcock, trustee

Nancy C. Hitchcock, trustee
Nancy C. Hitchcock, trustee

State of Oregon} ss.

County of Josephine

On this 24 day of September, 2018, before me, Carol Ann Holland a Notary Public in and for said state, personally appeared James D Hitchcock and Nancy C Hitchcock known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the James D and Nancy C Hitchcock Trust, and acknowledged to me that he/she/they executed the same as Trustee.

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

Carol Ann Holland

Notary Public for the State of Oregon»

Residing at: G.P.

Commission Expires: 1-21-22

