

Grantor's Name and Address
MICHAEL R. COX
FELICIA M. COX
8711 FAIRCLIFF LANE
KLAMATH FALLS, OREGON 97603

Grantee's Name and Address
MICHAEL COX AND
FELICIA COX, TRUSTEES
COX LIVING TRUST
DATED DECEMBER 27, 2018
8711 FAIRCLIFF LANE
KLAMATH FALLS, OREGON 97603

After recording, return to:
THE ESTATE PLANNING GROUP
711 BENNETT AVENUE
MEDFORD, OREGON 97504

Until requested otherwise, send all tax statements to:
MICHAEL COX
FELICIA COX
8711 FAIRCLIFF LANE
KLAMATH FALLS, OREGON 97603

2019-000693

Klamath County, Oregon



00234799201900006930020028

01/24/2019 09:23:17 AM

Fee: \$87.00

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that MICHAEL R. COX, AND FELICIA M. COX, aka FELICIA COX, hereinafter called grantor, for the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto MICHAEL COX AND FELICIA COX, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE COX LIVING TRUST DATED DECEMBER 27, 2018, AND ANY AMENDMENTS THERETO, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

Situs address: 8711 Faircliff Lane

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under any policy of title insurance issued to the Grantor at the time Grantor acquired the property. The limitations contained herein expressly do not relieve Grantor of any liability or obligation under this instrument, but merely define the scope, nature and amount of such liability or obligations.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except: NONE, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 27th day of December, 2018; if the grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors,

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

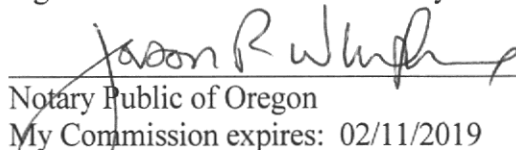

MICHAEL R. COX


FELICIA COX

State of Oregon)
 : ss.

County of Jackson)

Before me this 27th day of December, 2018, personally appeared MICHAEL R. COX and FELICIA COX, and acknowledged the foregoing instrument to be their voluntary act and deed.


Notary Public of Oregon
My Commission expires: 02/11/2019

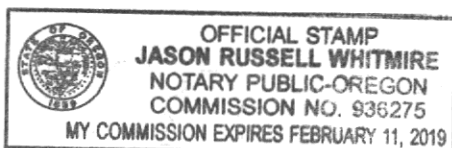


EXHIBIT "A"

PARCEL 1:

A PARCEL OF LAND SITUATED IN THE SE1/4 SE 1/4 OF SECTION 30, TOWNSHIP 39 SOUTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, SAID PARCEL BEING A PORTION OF SAID SE 1/4 SE 1/4 LYING SOUTHERLY OF THE CENTERLINE OF THE U.S.R.S. NO. 17 DRAIN, NORTHERLY OF THE LOST RIVER DIVERSION CANAL AND EASTERLY OF THE U.S.R.S. C-G CANAL AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTERLINE OF THE U.S.R.S. NO. 17 DRAIN WHICH BEARS NORTH 73 DEGREES 34' EAST A DISTANCE OF 300.0 FEET FROM THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE C-G CANAL; THENCE CONTINUING NORTH 73 DEGREES 34' EAST ALONG SAID CENTERLINE A DISTANCE OF 230 FEET; THENCE SOUTH 16 DEGREES 26' EAST AT RIGHT ANGLES TO SAID CENTERLINE A DISTANCE OF 365 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF THE LOST RIVER DIVERSION CANAL; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE A DISTANCE OF 232.5 FEET, MORE OR LESS, TO A POINT WHICH BEARS SOUTH 16 DEGREES 26' EAST FROM THE POINT OF BEGINNING; THENCE NORTH 16 DEGREES 26' WEST A DISTANCE OF 398 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 2:

TOGETHER WITH AND SUBJECT TO AN EASEMENT THIRTY FEET IN WIDTH FOR ROAD AND UTILITY PURPOSES.

SAID EASEMENT SHALL BE ADJACENT TO THE NORTH BOUNDARY OF THE LOST RIVER DIVERSION CANAL AND RUN ALONG THE SOUTHERN BOUNDARY OF THE HEREIN DESCRIBED PROPERTY AND PARCELS 1 AND 3 IN INSTRUMENT RECORDED AUGUST 23, 1995 IN VOLUME M95, PAGE 22690, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON.