



THIS SPACE RESERVED FOR F

2019-008768

Klamath County, Oregon

08/02/2019 11:39:02 AM

Fee: \$92.00

After recording return to:

Angela M Cox and Jason Blain Cox

17390 Wells Rd

Bend, OR 97707

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

Angela M Cox and Jason Blain Cox

17390 Wells Rd

Bend, OR 97707

File No. 312200AM

### STATUTORY WARRANTY DEED

**Tina Scott and Cindy Mahaffy, as co-successor trustees of the Glade P. Friton Revocable Living Trust dated 06/04/2008,**

Grantor(s), hereby convey and warrant to

**Angela M Cox and Jason Blain 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:

**The SE1/4 SW1/4, Section 30, Township 24 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:**

**From a starting point commencing on the Southeasterly boundary of Main Street, extended, 15 feet Southwesterly from the intersection of the Southerly boundary of the N1/2 NW1/4 SE1/4 SW1/4 of Section 30, Township 24 South, Range 9 East of the Willamette Meridian (said Southerly boundary being also the Southerly boundary line of the Ranger Station in Crescent, Oregon) and the said Southeasterly boundary of Main Street, extended; thence Southeasterly and at right angles with said Main Street, extended, a distance of 90 feet; thence Southwesterly parallel with said Main street, extended, a distance of 88 feet; thence Northwesterly and at right angles with said Main Street, extended, a distance of 90 feet, to the Southeasterly boundary of said Main Street, extended; thence Northeasterly along the Southeasterly boundary of said Main Street, extended, a distance of 88 feet, more or less, to the point of beginning.**

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

2409-030CD-03700

The true and actual consideration for this conveyance is \$55,000.00.

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:

**2019-2020 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 1<sup>st</sup> <sup>August</sup> day of ~~July~~, 2019.

Cindy Mahaffy  
Cindy Mahaffy, co-successor trustee

SIGNED IN COUNTERPART  
Tina Scott, co-successor trustee

State of Oregon} ss.  
County of \_\_\_\_\_}

On this \_\_\_\_\_ day of July, 2019, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared **Tina Scott** known or identified to me to be the person whose name is subscribed to the foregoing instrument as co-successor trustee of the Glade P Friton Revocable Living 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.

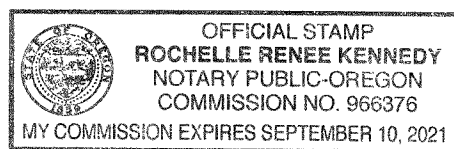
Notary Public for the State of Oregon»  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

State of Oregon} ss.  
County of Douglas }

On this 1<sup>st</sup> <sup>Aug.</sup> day of July, 2019, before me, Rochelle Kennedy a Notary Public in and for said state, personally appeared **Cindy Mahaffy** known or identified to me to be the person whose name is subscribed to the foregoing instrument as co-successor trustee of the Glade P Friton Revocable Living 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.

Rochelle Kennedy  
Notary Public for the State of Oregon»  
Residing at: Roseburg  
Commission Expires: 9/10/2021



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 1 day of ~~July~~ <sup>August</sup>, 2019.

~~SIGNED IN COUNTERPART~~  
Cindy Mahaffy, co-successor trustee

Tina Scott  
Tina Scott, co-successor trustee

State of Oregon } ss.  
County of Washington }

On this 1 day of ~~July~~ <sup>August</sup>, 2019, before me, Molly Dober <sup>8-1-2019</sup> (MD) a Notary Public in and for said state, personally appeared **Tina Scott** known or identified to me to be the person whose name is subscribed to the foregoing instrument as co-successor trustee of the Glade P Friton Revocable Living 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.

Molly Dober  
Notary Public for the State of Oregon»  
Residing at: Oregon  
Commission Expires: 8/23/19



State of Oregon } ss.  
County of \_\_\_\_\_ }

On this \_\_\_\_\_ day of July, 2019, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared **Cindy Mahaffy** known or identified to me to be the person whose name is subscribed to the foregoing instrument as co-successor trustee of the Glade P Friton Revocable Living 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.

\_\_\_\_\_  
Notary Public for the State of Oregon»  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_