



2020-015558
Klamath County, Oregon
11/30/2020 03:16:02 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Michael B. Sand

4727 Barney Ct.

Klamath Falls, OR 97603

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

Michael B. Sand

4727 Barney Ct.

Klamath Falls, OR 97603

File No. 403248AM

STATUTORY WARRANTY DEED

Glen D. Cox and Nancy L. Cox, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Michael B. Sand,

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:

Lot 9 in Block 3 of TRACT 1203, COUNTRY VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$190,000.00.

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:

87

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 25 day of November, 2020

Glen D Cox by Londa Willenborg attorney in fact

Glen D. Cox, by Londa Willenborg, attorney in fact

Nancy L Cox by Londa Willenborg attorney in fact

Nancy L. Cox, by Londa Willenborg, attorney in fact

State of ILLINOIS } ss.
County of MACON }

On this 25th day of November, 2020, before me, MARSHALL GILBERT, a Notary Public in and for said state, personally appeared **Londa Willenborg** known or identified to me to be the person(s) whose name(s) subscribed to the within instrument as **Attorney-in-fact of both Glen D. Cox and Nancy L. Cox**, and acknowledged to me that he/she/they subscribed the name of Glen D. Cox and Nancy L. Cox as principal and his/her own name as Attorney-in-fact.

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

Marshall Gilbert

Notary Public for the State of ILLINOIS

Residing at: 326 E. HOLLADAY DR DECATUR IL 62526

Commission Expires: 09-29-2021

